

TO LET

Unit 14, Old Basing Mall, Basingstoke

Prime Retail Opportunity

**Hartnell
TaylorCook**



Contact

Jack Davies

Direct Dial:

020 7788 3827

Mobile:

07901 853503

Email:

jack.davies@htc.uk.com

Rob Amey

Direct Dial:

020 7788 3813

Mobile:

07801 415642

Email:

rob.amey@htc.uk.com

LOCATION - RG21 7AW

Old Basing Mall is centrally located in the heart of Basingstoke Town Centre, between Festival Place and the train station. The scheme is anchored by Primark, Wilko and Sainsbury's and benefits from a 600 space car park over.

The subject property is well located on the principle thoroughfare of the scheme adjacent to Roman Originals and Yours with Deichmann, Jessops and KFC nearby.

DESCRIPTION

The property comprises a rectangular ground floor retail unit with first floor ancillary storage. The rear of the unit has access to the shopping centre service yard.

ACCOMMODATION

The premises provide the following approximate areas and dimensions:-

Shop depth	19.1 m	62 ft 7 ins
Internal width	8.2 m	26 ft 11 ins
Ground floor	156.07 sq m	1,680 sq ft

EPC

EPC is available upon request.

TENURE

The property is available by way of a new lease for a term to be agreed.

RENT

£62,000 per annum, exclusive.

SERVICE CHARGE

On application.

RATES

To be re-assessed.

Please verify the actual rates payable with the local authority.

LEGAL COSTS

Each party to be responsible for their own legal and other costs incurred in connection with the transaction.

VIEWING

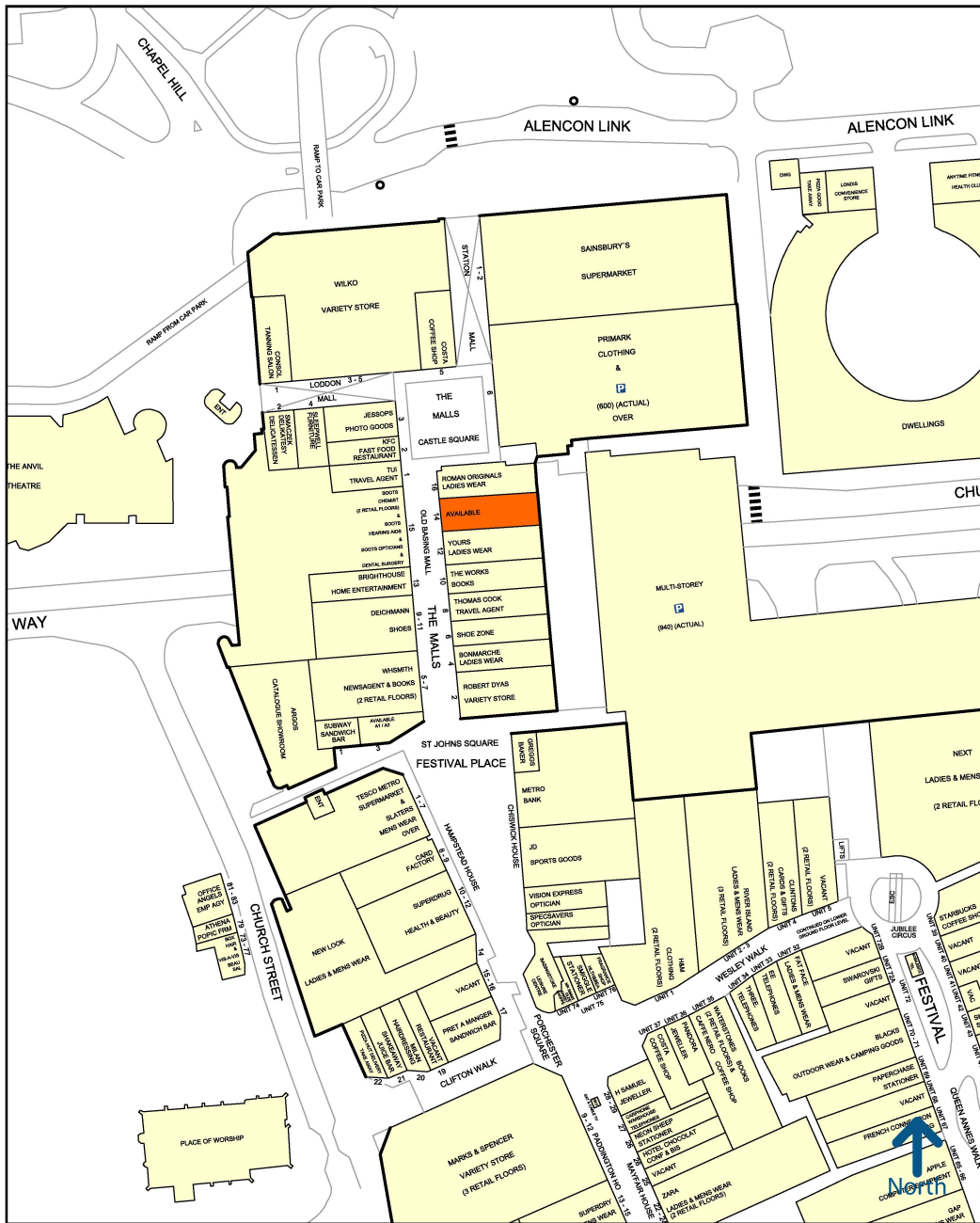
For further information or to arrange an inspection, please contact the above.

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T. 020 7491 7323

htc.uk.com



Basingstoke



Experian Goad Plan Created: 29/05/2019
 Created By: Hartnell Taylor Cook LLP



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

SUBJECT TO CONTRACT
 Date of Production: 03-Oct-2019
 Hartnell Taylor Cook LLP is a Limited liability Partnership registered in England and Wales OC 313211.
 Hartnell Taylor Cook LLP is regulated by the RICS.

- Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:
- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
 - All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
 - No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
 - Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
 - All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
 - No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
 - Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance