

# PRIME OUT OF TOWN SHOPPING CENTRE

## NEW LEASE - FLEXIBLE TERMS

TOTAL FLOOR AREA 1,172 SQ FT [108.8 SQ M]



**UNIT 6, CHINEHAM SHOPPING CENTRE, BASINGSTOKE, HAMPSHIRE, RG24 8BQ**

- ◆ LARGE OUT OF TOWN SHOPPING CENTRE
- ◆ EXCELLENT CUSTOMER CAR PARKING WITH APPROX 886 FREE SPACES
- ◆ ACCOMMODATES MANY MULTIPLE NATIONAL RETAILERS
- ◆ ANCHOR TENANT - TESCO SUPERMARKET (APPROX 70,000 SQ FT - TRADING 24 HOURS)
- ◆ TESCO PETROL FILLING STATION ON-SITE



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### Winchester

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[info@londonclancy.co.uk](mailto:info@londonclancy.co.uk)

**Commercial Property Consultants**

**Chartered Surveyors**

**LOCATION**

Chineham Shopping Centre is situated 3 miles to the north east of Basingstoke Town Centre adjacent to the A33 trunk route which links the town to Reading.

The centre provides 164,000 sq ft of prime retail accommodation and benefits from approximately 886 free customer parking spaces. The scheme accommodates many multiple national retailers including Tesco, Boots, New Look, Matalan, M&S Simply Food, Superdrug, Iceland Frozen Foods and Blockbuster, to name but a few.

**ACCOMMODATION**

The premises enjoy a prominent position adjacent to Tesco supermarket and directly opposite the West Car Park.

Internal width -	19 ft	[5.8m]
Maximum shop depth -	62 ft	[18.8m]
Total floor area -	1,172 sq ft	[108.5 sq m]
Rear service yard.		

*Measured in accordance with the Royal Institute of Chartered Surveyors Code Of Measuring Practice (6th Edition).*

**LEASE**

New lease is available for a flexible term by arrangement.

**RENT**

Rent upon application.

**SERVICE CHARGE**

In addition to the rent a service charge is also payable, details upon application.

**RATES (2012/2013)**

We are verbally informed that the premises are assessed as follows:-

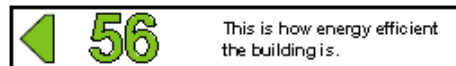
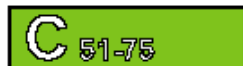
**Rateable Value**                      **£17,000**

**Rates Payable**                      **£7,786**

We would recommend that interested parties make their own enquiries with Basingstoke & Deane Borough Council, tel: 01256 844844.

**LEGAL COSTS**

Each party to bear their own legal and other professional costs incurred in this transaction.



**VIEWING**

Strictly by appointment through the sole agents, contact:

**RUSSELL WARE**  
**[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)**



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