

TO LET

Unit 6, Old Basing Mall, Basingstoke

Prime Retail Opportunity

**Hartnell
TaylorCook**



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On the instruction of:

LOCATION - RG21 7AW

The Malls shopping centre is located at the heart of Basingstoke and forms the main pedestrian route between the train station and Festival Place. The scheme has a strong line-up of national retailers including Primark, Sainsbury's, Deichmann and Costa and benefits from an annual footfall of circa 11m.

DESCRIPTION

The property comprises ground floor sales space with store room and further ancillary over first floor.

ACCOMMODATION

The premises provide the following approximate area and dimensions:

Gross Frontage	6.6 m	21 ft 0ins
Net Frontage	6.3 m	20 ft 8 ins
Ground Floor Sales	132.3 sq m	1,424 sq ft
Ground Store	4.1 sq m	44 sq ft
First Floor Ancillary	128.6 sq m	1,385 sq ft

EPC

EPC is available on request

TENURE

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

RENT

£57,500 per annum, exclusive.

SERVICE CHARGE

On application.

RATES

Rateable Value: £55,500.00

UBR: £0.493

Rates Payable: £27,361.50

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 any transaction.

VIEWING

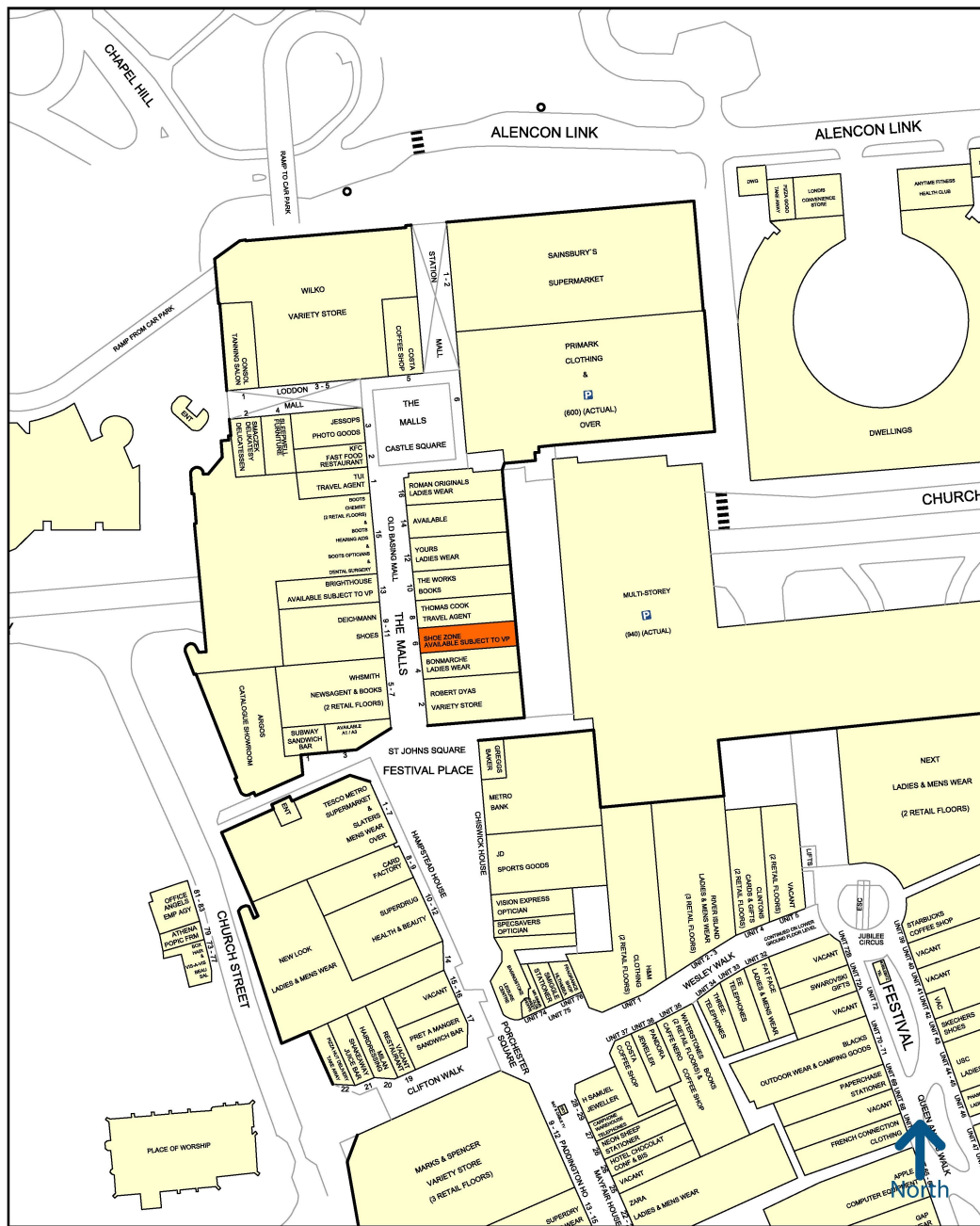
For further information or to arrange an inspection, please contact the above.

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htc.uk.com



Basingstoke



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