

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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PROMINENT RETAIL PREMISES WITH POTENTIAL TO SECURE A2 PLANNING CONSENT (STP)

TO LET



47 Winchester Street
Basingstoke
Hampshire
RG21 7EF

LOCATION

The premises are located within 'Estate Agents' row in Winton Square which is easily accessible to the top-of-town and takes into the inner town centre one way system. Nearby occupiers include Gascoigne Pees, Romans Estate Agents, Sansome & George Estate Agents, Chequers Estate Agents,, Northwoods, Barons Estate Agents, Urban Abode, The Green Room, Dominos to name but a few.

ACCOMMODATION

Shop to be reconfigured to provide -

Internal width widening to 4.8m

Shop built depth 7.5m

Total retail floor area 323 sq ft [29.9 sq m]

WC to be created.

Total basement floor area 320 sq ft [29.6 sq m]

Total GIA floor area 643 sq ft [59.5 sq m]

LEASE

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954, part II (as amended).

RENT

Rent on application.

EPC

The property has an Energy Performance Rating of E - 111.

RATES

To be re-assessed following the alterations/subdivision works



View of basement area

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the joint agents:

Russell Ware

London Clancy

01256 462222

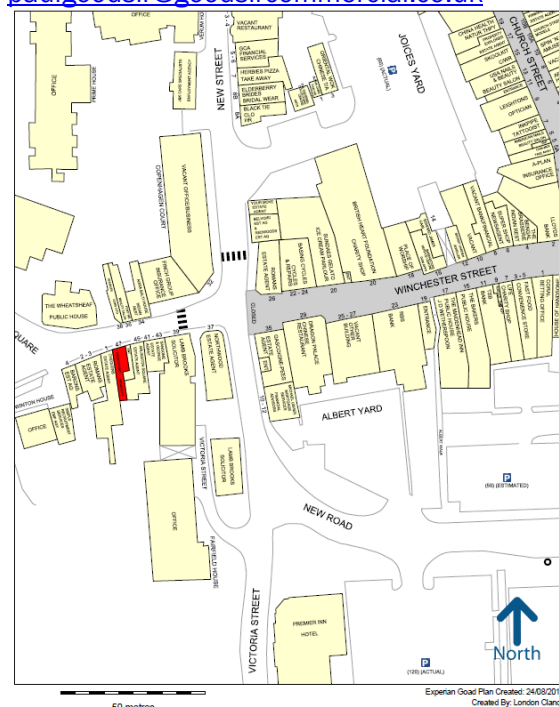
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50 metres
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View of retail area

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