

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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PRIME OUT OF TOWN SHOPPING CENTRE

NEW LEASE TERMS

TOTAL APPROX 1,164 SQ FT [108.1 SQ M]



Unit 5 Chineham Shopping Centre
Basingstoke
Hampshire
RG24 8BQ

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 163,000 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, Matalan, M&S Simply Food, Superdrug, Iceland Frozen Foods, Costa Coffee, Greggs, Subway and Pets Corner.



ACCOMMODATION

The premises enjoy a prominent position within a central trading position adjacent to Tesco's entrance and directly opposite the West Car Park.

Internal width	5.8m	19 ft
Shop depth	18.8m	62 ft
Ground floor	1,164 sq ft	[108.1 sq m]

RENT

£35,000 per annum exclusive.

LEASE TERMS

A new lease is available for a term to be agreed.

EPC

The property has an Energy Performance Rating of C-56.



SERVICE CHARGE

In addition to the rent there is a service charge payable in contribution towards management, repairs to the communal areas and building, cleaning of common parts and centre marketing. The budget for 2017 reflects approx. £7,128.81 plus VAT (year ending 31st December).

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agents:

Russell Ware

London Clancy

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RATES

2017

Rateable value	£23,000
Uniform Business Rate (2017/18)	46.6p/£
Rates Payable (estimated)	£10,718

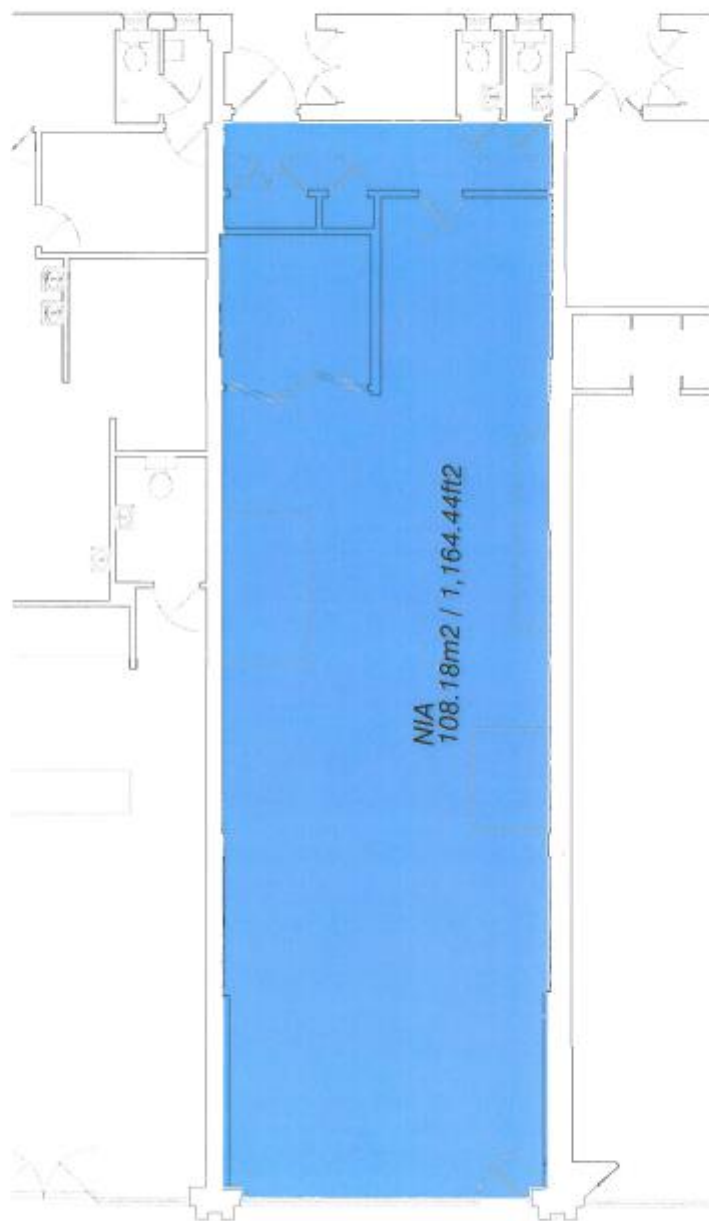
These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority, Basingstoke & Deane Borough Council on 012656 844844.

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

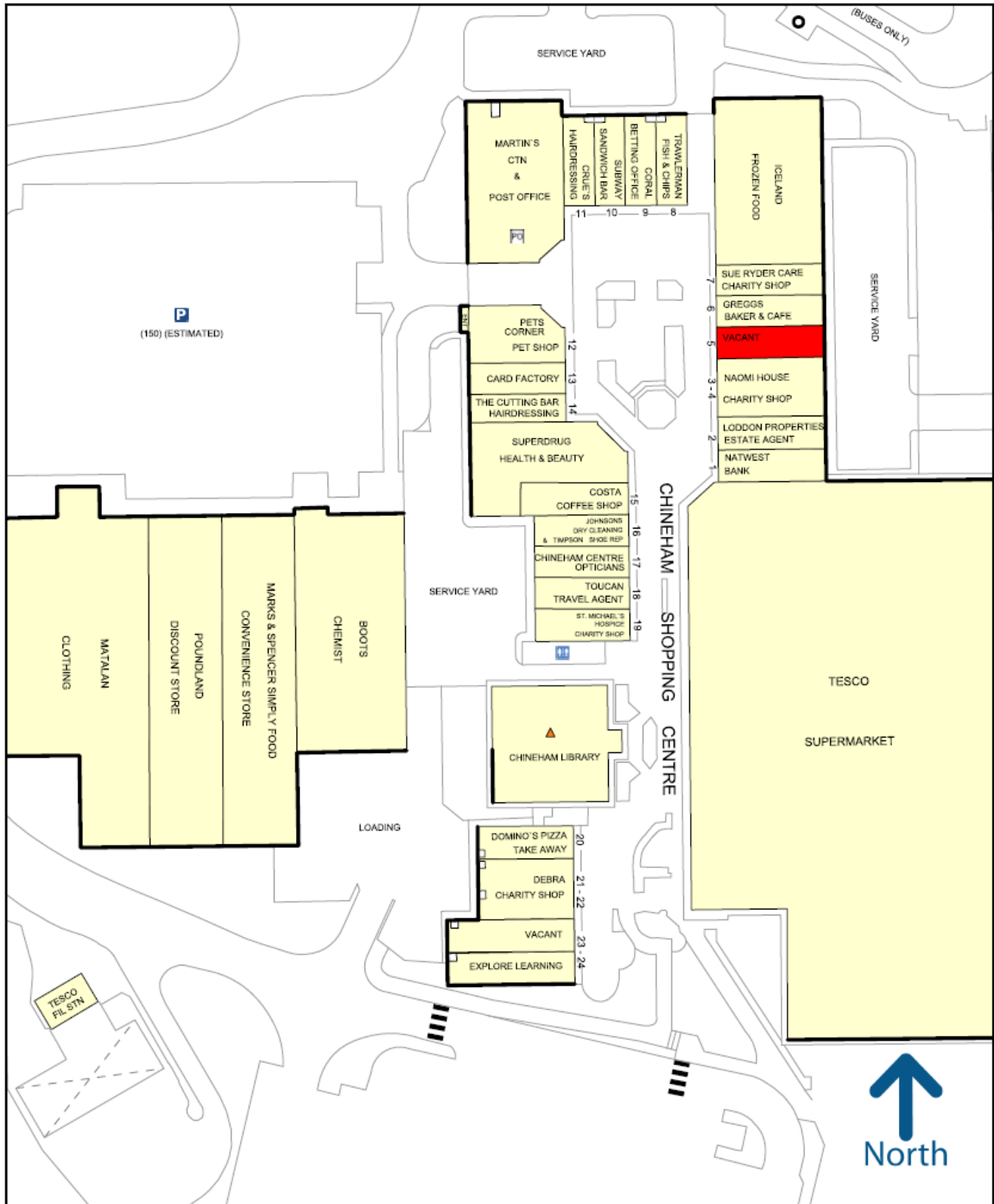
c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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Experian Goad Plan Created: 07/11/2017
Created By: London Clancy



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