

PROMINENT RETAIL OPPORTUNITY

NEW LEASE AVAILABLE

TOTAL FLOOR AREA 1,690 SQ FT [156.98 SQ M]



UNIT 12, CHINEHAM SHOPPING CENTRE, BASINGSTOKE, HAMPSHIRE, RG24 8BQ

- ◆ LARGE WELL ESTABLISHED 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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**Commercial Property
Consultants**

Chartered Surveyors

Unit 12, 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 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, Next, Superdrug, Iceland Frozen Foods, Blockbuster, to name but a few.

ACCOMMODATION

The premises enjoys a prominent corner position forming a link between the West Car Park and the main shopping centre.

Internal width -	34 ft	[10.4m]
Maximum shop depth -	55 ft	[16.8m]
Total floor area -	1,690 sq ft	[156.98 sq m]

Rear service yard.

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

LEASE

New lease available for a term by arrangement.

RENT

£36,000 per annum exclusive.

SERVICE CHARGE

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

RATES (2010/2011)

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

Rateable Value	£31,250
Rates Payable	£12,937.50

We would recommend that interested parties make their own enquiries with Basingstoke & Deane Borough Council, tel: 01256 726100.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the joint sole agents, contact:

RUSSELL WARE
russellware@londonclancy.co.uk



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B/430/R May2010