

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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# **SUBSTANTIAL VACANT RETAIL UNIT WITH FIRST FLOOR OFFICE PREMISES WITH RESIDENTIAL DEVELOPMENT POTENTIAL [subject to planning + vacant possession]**

## **FOR SALE FREEHOLD – [MAY LET]**



**22 & 24 Winchester Street**  
Basingstoke  
Hampshire  
RG21 7EY



## LOCATION

The premises are situated in a prominent location in the pedestrianised London Street “upper old town” area of Basingstoke. Nearby occupiers include Zizzi Italian Restaurant, McDonalds, William Hill, Gascoigne Pees, Up & Running, British Heart Foundation Furniture & Electrical, HSBC, Natwest and The Post Office to name but a few. The Festival Place shopping complex is within a few minutes walk, as are the Local Authority car parks.

Basingstoke is a major centre for commerce and industry in North Hampshire with a borough population of approximately 180,000. The mainline Basingstoke railway station is within a 10 minute walk which provides a fast and frequent direct service to London Waterloo (timetabled at approximately 45 minutes), Junction 6 of the M3 motorway is approximately 1½ miles distant.

## PROPERTY

22/24 Winchester Street comprises a substantial two-storey premises and basement, with rights of access for loading, fronting New Street, toward the rear of the property with side access. The premises benefit from many of the original ‘period’ features and has been in the same family ownership for generations (formerly known as Giffords Corner).

The ground floor retail unit benefits from a large double frontage and clear retail area with ancillary storage, offices and staff welfare to the rear. Two staircases lead down to a large basement which has a minimum height of 2.14 metres, providing useful ancillary storage or retail space.



The first floor offices have independent access fronting onto Winchester Street. The offices are arranged as mainly open plan with male/female wc's, storage/postroom, separate meeting room/private office and kitchenette. Benefits include gas central heating, suspended ceilings, large feature windows front and rear.

There is a mezzanine platform within the roof void above the first floor, accessed via a retractable staircase providing additional floor area assumed to be approx. 600 sq ft with restricted headroom (not measured /inspected).

It is understood that there is an historic tie to the property, formerly being the home to Burberry and more latterly known as ‘Giffords Corner’.

## ACCOMMODATION

### 22 Winchester Street (retail)

Frontage	9.8 m	32' 2"
Shop depth	12.5 m	41'
Build depth	17.4 m	57'
Retail area	1,262. sq ft	117.3 sq m
GF ancillary	381 sq ft	35.4 sq m
Basement	1,170 sq ft	108.7 sq m
<b>Total Retail NIA</b>	<b>2,813 sqq ft</b>	<b>261.3 sq m</b>

### 24 Winchester Street (offices)

#### First Floor

Total NIA	1,285 sq ft	119.4 sq m
Total GIA	1,463 sq ft	135.9 sq m
<b>Combined Total</b>	<b>4,098 sq ft</b>	<b>380.7 sq m</b>

#### Second Floor Mezzanine within roof void

Not measured/inspected

## OCCUPATIONAL LEASE

The first floor offices are subject to a lease renewed granted from 1<sup>st</sup> June, 2014 for an unbroken term of 5 years expiring 31<sup>st</sup> May, 2019 to Van Reece Limited (Company Reg No. 00567148) at a rent of £13,500 pax without rent review. The tenant is to pay the landlord a fair proportion towards the cost of repairs and external common parts and management.

Tea merchants Van Reece were established in 1819 in the Netherlands and have expanded with representation all around the globe.

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.

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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 B/1816/A January 2019

## EPC

22 Winchester Street - D - 76  
24 Winchester Street - D - 87

## PRICE

Guide Price of £485,000, subject to contract, for the freehold interest and with to the benefit of the subject lease of the first floor expiring 31<sup>st</sup> May, 2019.

## 22 WINCHESTER STREET LEASE TERMS

Consideration may be given in letting the ground floor shop, subject to vacant possession and without prejudice. Quoting terms available upon application.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

We understand the premises are not elected for VAT purposes and therefore VAT will not be charged in addition to the purchase price.

## VIEWING

Strictly by appointment through the joint sole marketing agents.



View of ground floor shop [when trading]

## Russell Ware

London Clancy

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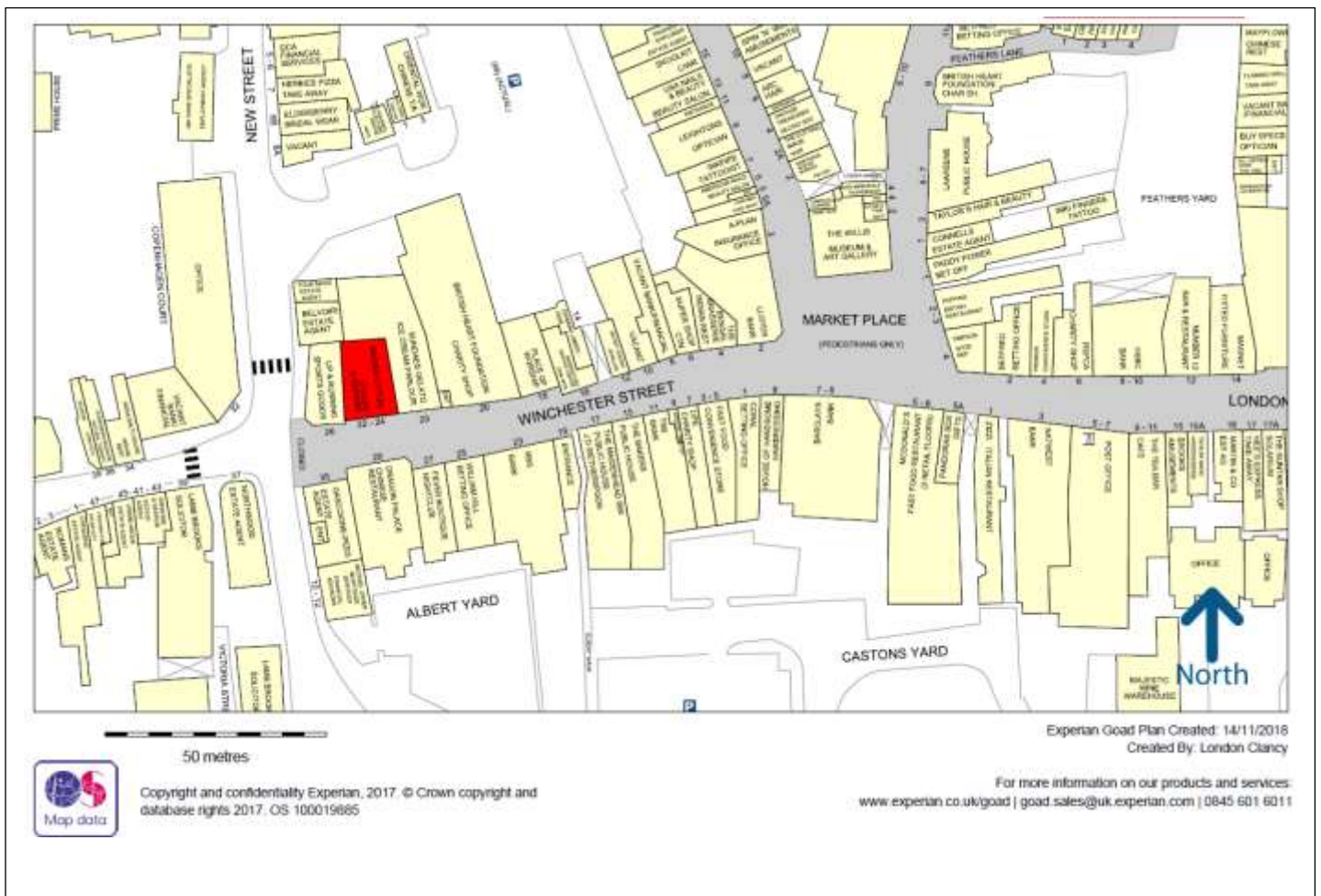
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