

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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# PROMINENT RETAIL UNIT WITH A1 (RETAIL) AND A3 (RESTAURANT) USE WITHIN NEW NEIGHBOURHOOD CENTRE

## TO LET

1,109 sq ft [103.3 sq m]



### Unit 2, Local Centre

Limes Park  
Park Prewett  
Basingstoke  
Hampshire  
RG24 9RD

## LOCATION

The property is situated to the north of Basingstoke and a short distance from both the A339 Ringway North and the A340 Aldermaston Road, behind the North Hampshire Hospital. Junction 6 of the M3 motorway is only 3.5 miles drive to the south and Junction 11 of the M4 motorway is approximately 15 miles to the north. Operators within the centre are Southern Co-op, Subway and Costa Coffee.

## DESCRIPTION

The property comprises a new neighbourhood retail development situated in the Taylor Wimpey's substantial Limes Park Housing Estate. The subject unit is one of four retail units, with free customer car parking in front.

The premises are of a shell condition, and benefit from a fully glazed aluminium framed shop front and rear loading. Capped services (gas, water, electric) are located within the unit. Gas is located outside the premises behind in rear service yard.

## FLOOR AREA

Total gross internal area 1,109 sq ft (103.03)

## RENT/TERMS

Rent on application.

The premises are available by way of an assignment (head lease details available upon request) or a new fully repairing and insuring sub-lease for a term to be agreed.



## AMENITIES

- 9.6m modern glazed frontage
- Nearby occupiers include Southern Co-op, Costa Coffee and Hairdressers
- On-site customer car parking.

## EPC

The property has an Energy Performance Rating of D – 85.

## 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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- 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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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

## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

## REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.

