

Anchor Retail Unit

4 Castle Square, 1 Station Mall & 3-5 Loddon Mall, The Malls, Basingstoke, RG21 7HY

Ground Floor: 19,725 ft² (1,790.7 m²)

Basement: 8,657 ft² (804.3 m²)

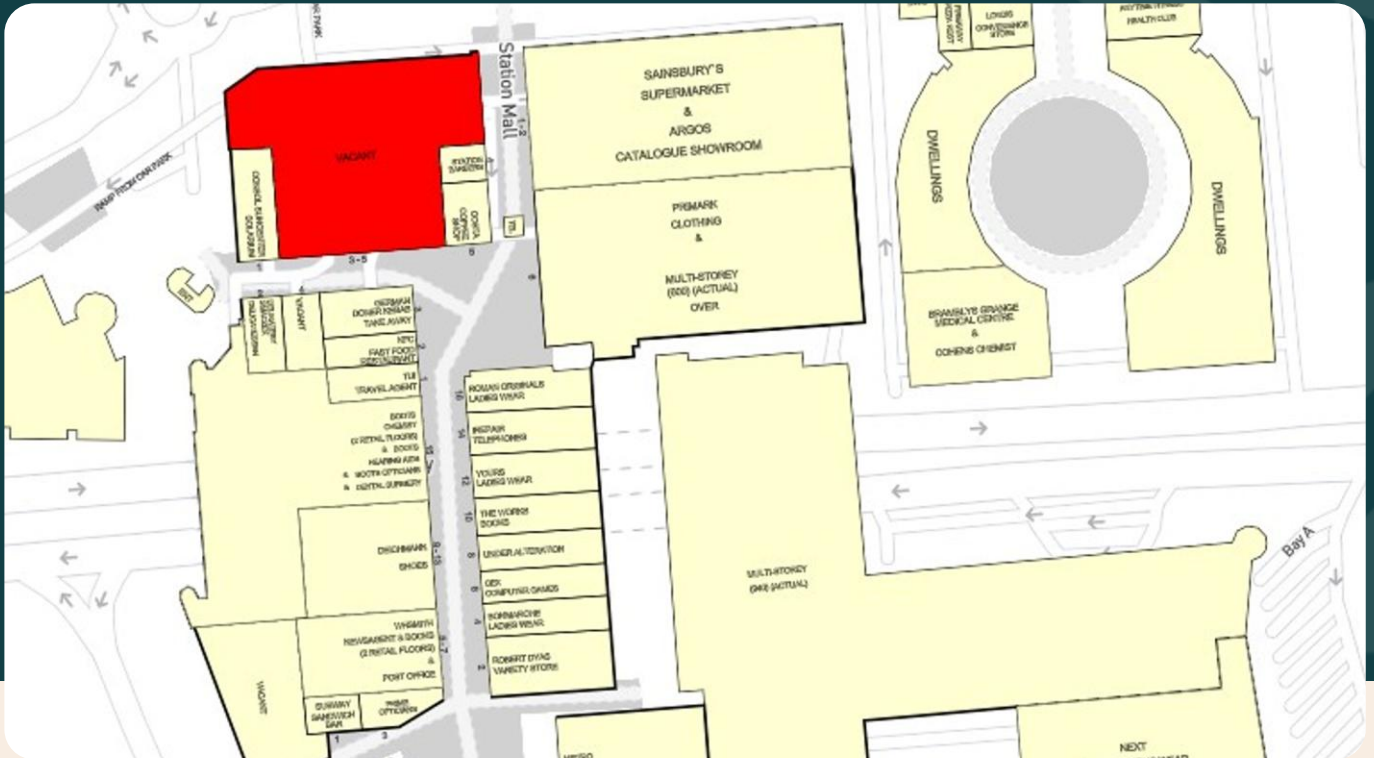


To Let



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0208 076 6666

Location



The subject property occupies a prominent position within The Malls Shopping Centre directly adjacent to **Costa** and opposite both **Sainsbury's** and **Primark**.

Further retailers in close proximity include **Deichmann Shoes**, **Tesco Express** and **Boots**.

The Malls Shopping Centre benefits from extensive footfall as is the main thoroughfare linking the bus and railway station to Festival Place Shopping Centre situated to the south.



[Click here](#) for
Google map link



Accommodation

The subject property offers large, open plan retailing space situated in an anchor position within The Malls Shopping Centre.

The property comprises the following approximate internal floor areas:

Net Internal Areas	SQ FT	SQ M
Ground Floor	19,725	1,790.7
Basement Ancillary	8,657	804.3
TOTAL	28,382	2,595

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Rental offers are invited in the region of £125,000 pax.

Service Charge

The current service charge is £100,808.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £195,000

UBR (2026/2027): £0.43p

Rates Payable: £83,850

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

Available upon request.

Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, Cited Property are required to undertake checks on prospective tenants. This may include verification of identity, proof of and source of funds.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Tim Saull

Timsaull@cited.co.uk
07762 319 364

Rosie Civil

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07979 502 876

Or via our joint agents, Hartnell Taylor Cook:

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