



WITHOUT PREJUDICE

## Unit 4

Brighton Hill Shopping Centre, Basingstoke, RG22 4EH

**PROMINENT RETAIL  
OPPORTUNITY WITHIN LARGE  
DISTRICT CENTRE, ANCHORED  
BY ASDA SUPERMARKET.**

**1,145 sq ft**  
(106.37 sq m)

- Use Class 'E' potential
- Asda supermarket anchoring
- Generous free customer car parking
- Brighton Hill Community School and Gillies Medical Centre close by.
- Rear Loading

## Summary

Available Size	1,145 sq ft
Rent	£35,000 per annum
Rates Payable	£14,595.75 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£29,250
EPC Rating	C (53)

## Description

Unit 4 comprises a large retail area and ancillary storage behind and will benefit from a suspended ceiling in the retail area and following dilapidations works essentially 'white boxed'.

Servicing is provided at the rear in the dedicated service yard.

- \* New lease terms available.
- \* Anchored by a large Asda supermarket.
- \* Now suitable for a wide variety of uses without requirement for a change of use (under Use Class E), subject to landlord's approval.
- \* Brighton Hill Community School opposite on Brighton Way.
- \* Gillies Medical Centre and pharmacy located in the Centre.
- \* Generous free customer car parking.
- \* 2 WC's, rear access and service yard behind for deliveries.

## Location

Brighton Hill District Centre is centrally situated within Basingstoke and within 2 miles from the town centre. The centre fronts the busy Brighton Way, within close proximity to Brighton Hill Retail Park and the newly developed St. Michael's Trade Park. Nearby occupiers at Brighton Hill include Asda, Brighton Hill Pharmacy, Pizza Hut, Fish'n'Chicken, Basingstoke Veterinary Centre, Subways, Dominos, The Cutting Bar, Corals, St. Michael's Hospice, Barnardos, Pizza Hut, BBQ Daddy, Acute Look Hair & Beauty.

Brighton Hill Community School is located directly opposite along Brighton Way.

## Lease

A new FRI lease is available for a term to be agreed subject to periodic rent reviews, subject to a successful surrender of the current lease and vacant possession.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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