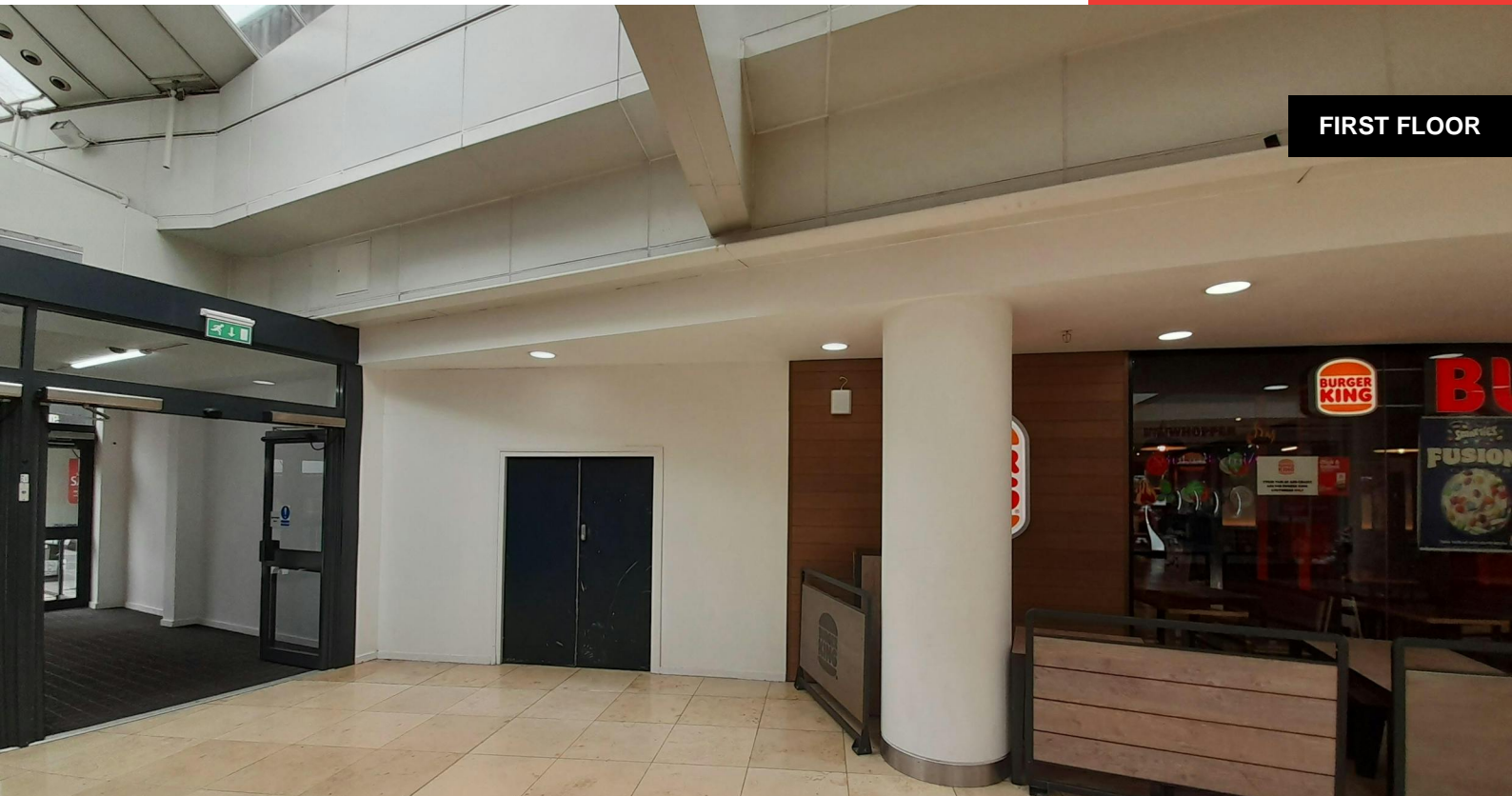




FIRST FLOOR



Unit 16 Chelsea House

Festival Place, Basingstoke, RG21 7JR

A versatile retail/leisure
opportunity located within
Festival Place Shopping Centre

5,028 sq ft
(467.12 sq m)

- High Footfall Location
- Prominent retail frontage
- Neighbouring occupiers include, Burger King, Sony Centre, Lush, Rymans
- Suitable for Retail / Leisure
Subject to Planning Consent

Summary

Available Size	5,028 sq ft
Rent	Rent on application
Business Rates	If you're eligible, you could get 40% off your business rates bills for the 2025 to 2026 billing year (1 April 2025 to 31 March 2026). Prospective purchasers/tenants are to make their own enquiries via the Local Authority.
Service Charge	£34,539 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property features a versatile first-floor space suitable for retail or leisure use. Access to the available unit is provided through an entrance lobby located adjacent to the Wote Street entrance of Festival Place Shopping Centre. A wide staircase and lift offer convenient access to the first floor premises.

The unit has been stripped back to shell and core condition, ready for Tenant's fit-out.

Location

Festival Place is the pre-eminent shopping and leisure destination in North Hampshire, boasting a strong footfall, an affluent catchment and an appealing tenant mix. The one million sq. ft. retail and leisure destination is anchored by Next, H&M and Marks & Spencer. The centre has a strong restaurant and leisure offering, with Vue cinemas, Ask Italian, Wagammas, Cote Brasserie and GBK to name a few. Benefitting from a catchment of 1.3 million people, with 1.7 million people within thirty-minutes drive time, and 11,500 office workers within half a mile, Festival Place is the hub of Basingstoke town centre.

There are a range of retail units available, offering additional basement and first floor space. Over 2,600 parking spaces available.

Over 150 shops and restaurants. 18.7 million visitors in 2024. Top 2% of UK shopping destinations.

Terms

The premises are available by way of a new lease to be agreed with the landlord.

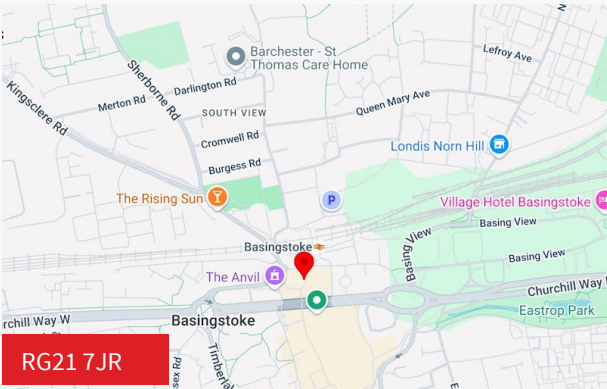
Anti Money Laundering

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.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 07/10/2025

