

USE CLASS E - LET



Shop 3 Old Town Hall

3 Wote Street, Basingstoke, RG21 7NL

**Prominent First Floor Retail,
Use Class E, Professional
Services Premises**

270 sq ft
(25.08 sq m)

- Prominent Wote Street location / entrance
- Arranged over first floor
- Qualifies for 100% small business rates relief (Subject To Status)
- New flexible lease terms
- Near Festival Place Shopping Centre & Market Place

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Summary

Available Size	270 sq ft
Rent	£11,000 per annum
Rateable Value	£3,750
Service Charge	Upon enquiry.
EPC Rating	Upon enquiry

Description

The premises are essentially arranged over first floor which benefits from a prominent entrance onto Wote Street. The accommodation has been partitioned to form 2 rooms which can be combined to form a single open plan suite /studio. There is a single WC in the ground floor entrance lobby. Occupiers can benefit from prominent signage facing onto Wote Street, which is recognised to be the strongest secondary retail position in the Top of Town.

Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

The property is located to the West side of Wote Street, which is situated close to Market Place. The premises forms part of Old Town Hall, which also links into Church Street via the passageway known as ‘Basingstoke Lesser Market’. Market Place and Wote Street are considered one of the stronger secondary trading locations in Basingstoke. There are public car parks immediately behind in Feathers Lane (1 hour free).

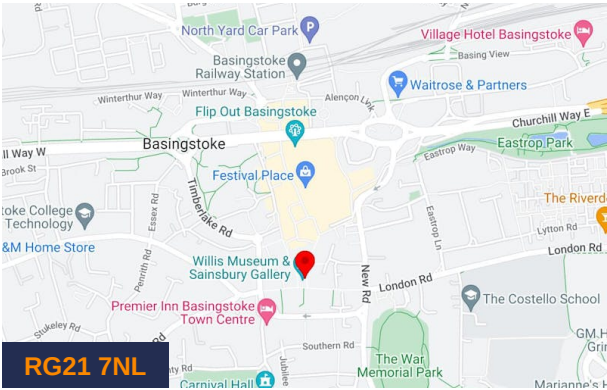
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor	270	25.08	Let
Total	270	25.08	

Terms

A new effective, fully repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant 1954 Part II (as amended).



Viewing & Further Information



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