



OWNER OCCUPIER/INVESTOR OPPORTUNITY

Ground Floor

19-23 Winchester Street, Basingstoke, RG21 7EE

*** FORMER RBS ***

**RARE OPPORTUNITY TO
PURCHASE SUBSTANTIAL
GROUND FLOOR RETAIL /
USE CLASS E PREMISES**

2,712 sq ft
(251.95 sq m)

- Extensive frontage (15.6m)
- Suitable for retail uses such as convenience store, world food supermarket etc
- Rare purchase opportunity
- Possibility of subdivision into say 2 retail units
- Potential to install mezzanine (STPP and building regulations)

Ground Floor, 19-23 Winchester Street, Basingstoke, RG21 7EE

Summary

Available Size	2,712 sq ft
Price	£625,000
Business Rates	To be reassessed
EPC Rating	C (75)

Description

The property comprises a former banking hall previously occupied by Royal Bank of Scotland. The premises comprise a striking building constructed during the mid to late 1980's. The current owners are planning to carry out a significant redevelopment to form 18 residential apartments. The accommodation offers a rare opportunity to acquire a significant retail unit which is suitable for a wide variety of retail uses. Rear loading/servicing is provided towards the rear of the property which leads out on to the rear car park and service yard. A new commercial refuse area will be created (separate to the residential).

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.

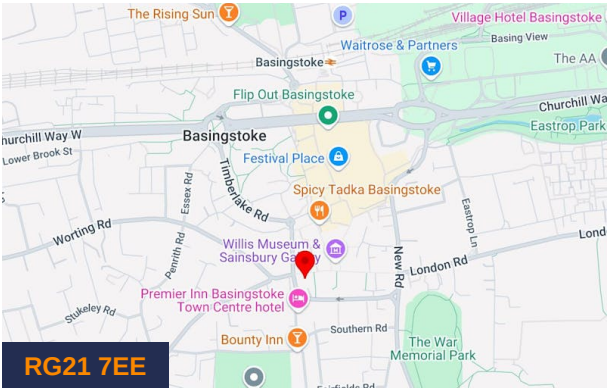
The property occupies a prominent position within the pedestrianised location fronting on to Winchester Street. Nearby occupiers include Jennings Bookmakers, Honey & Ghee, Gascoigne & Pees Estate Agents, Chancellors Estate Agents, The Alchemy Bar, and The Maidenhead Inn to name but a few.

Terms

The premises are offered on a virtual freehold (999 years peppercorn ground rent). Vacant possession provided upon completion of legal formalities.

Viewings

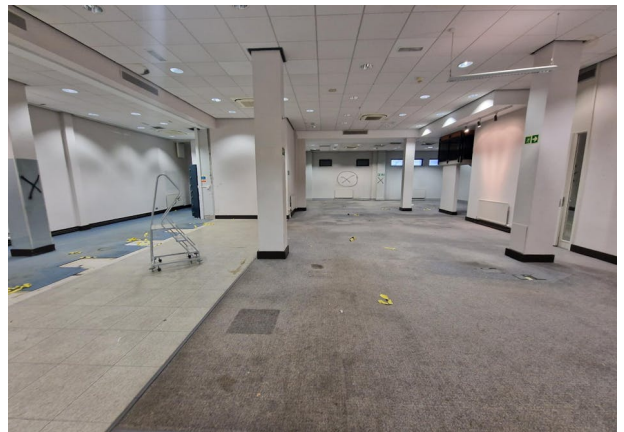
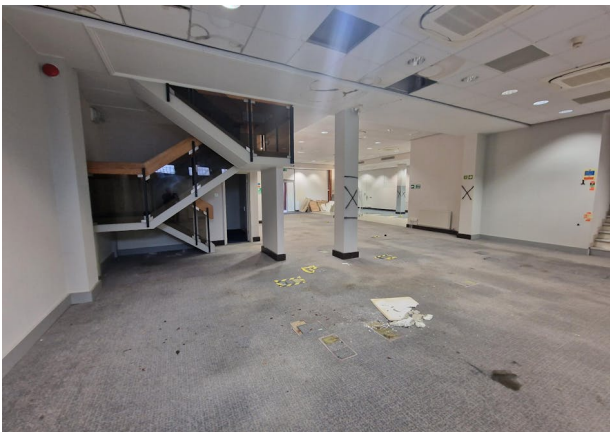
Strictly by appointment via the sole agents.



Viewing & Further Information



Russell Ware
01256 840777 | 07747 846422
Russell.Ware@bdt.uk.com



CROSS STREET

POTTERS WALK

HAYMARKET YARD

MARKET PLACE

WINCHESTER STREET

NORTHWOOD

25m 50m

© Crown Copyright and database rights 2025 OS AC0000829429