## **FOR SALE**





## **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.

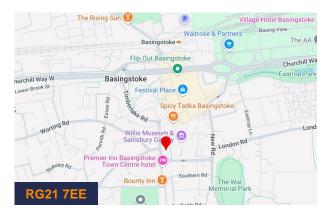
The property occupies a prominent position within the pedestrianised location fronting on to Winchester Street. Nearby occupiers include Jennings Bookmakers, Honey & Ghee, Gascoigne & Pees Estate Agents, Chancellors Estate Agents, The Alchemy Bar, and The Maidenhead Inn to name but a few.

#### **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

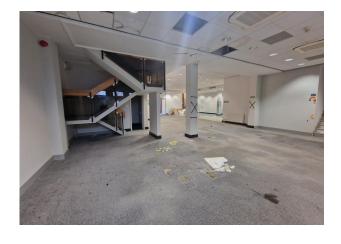


**Russell Ware** 01256 840777 | 07747 846422 Russell.Ware@bdt.uk.com



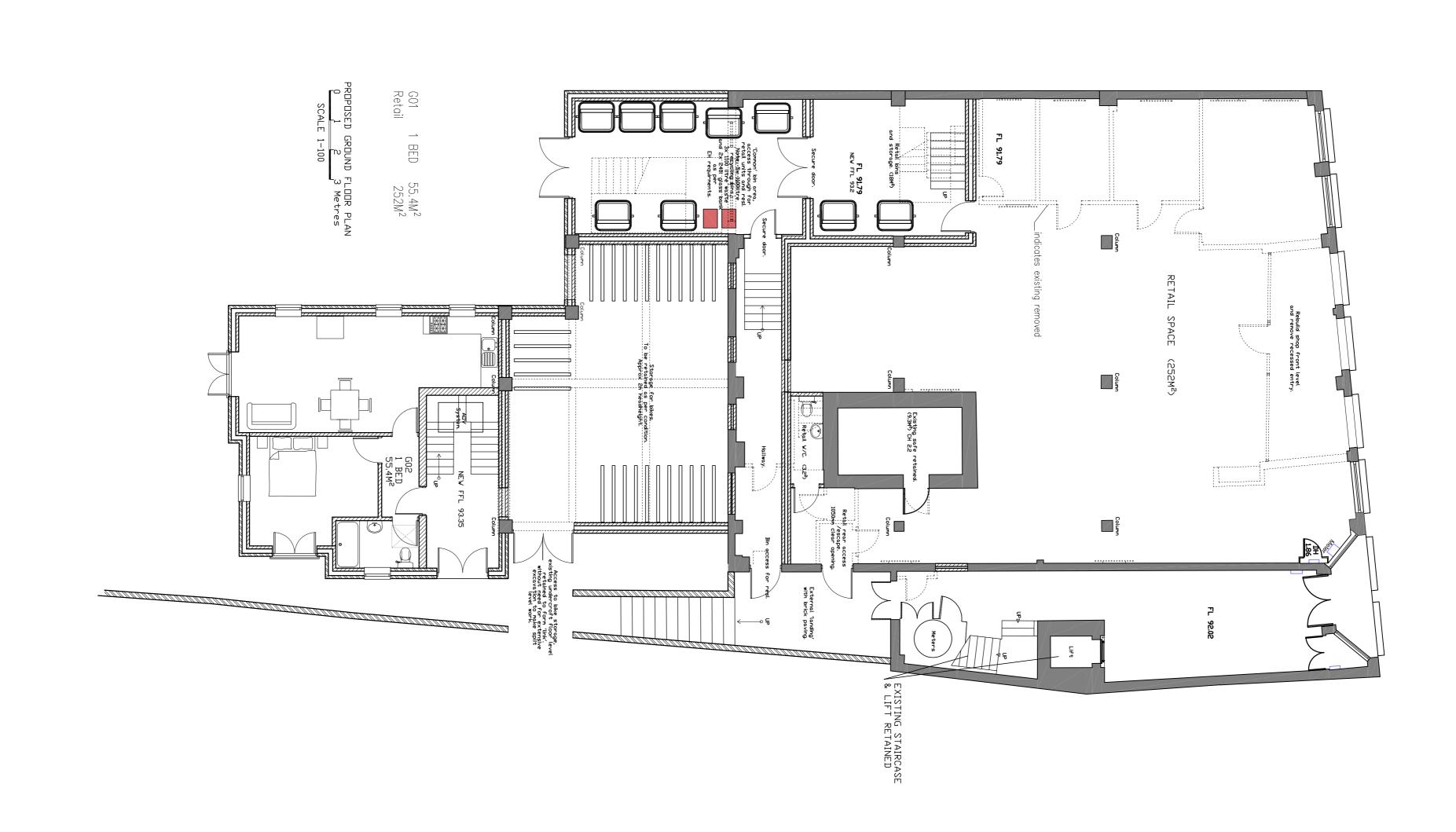


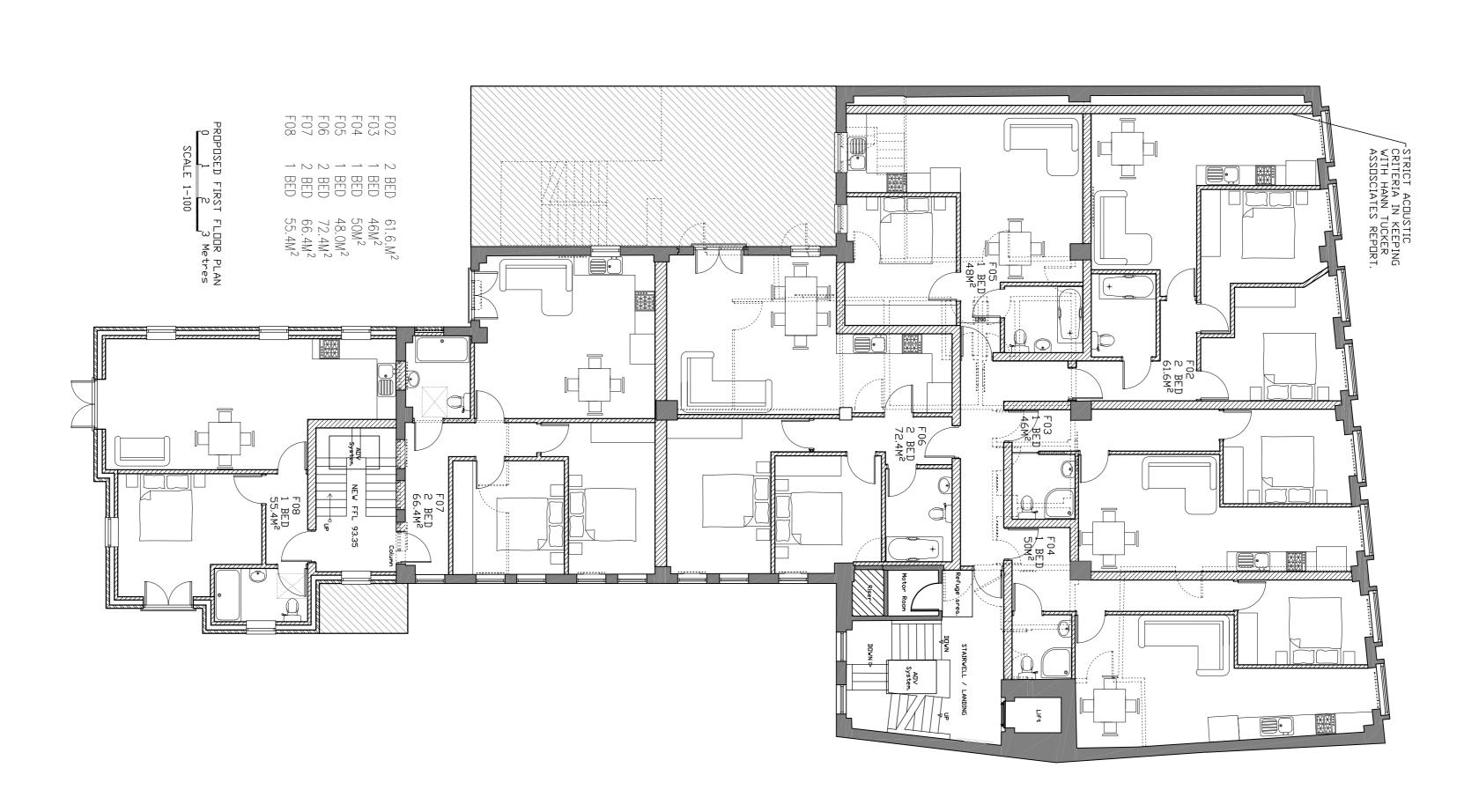












GENERAL NOTES:

These drawings are for planning purposes only and are a copyright of All Design Matters. They are not to be used nor copied without written consent.

Do not scale or order off of these drawings.

All dimensions and setting out to be checked on site before construction starts. It is the responsibility of the contractors to ensure that all dimensions are checked accordingly and they are responsible for the final dimensions.

Schedule

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Major discrepancies to be reported back,

ALL

DESIGN

MATTERS

The Architectural Practice that thinks outside of the box

project: 19 - 23 Winchester Street, Basingstoke, RG21 7EE
title: Extensions and alterations, change of use from offices to resi
Proposed plans to support S73 application to meet acoustic cr

Eastlands II, London Road, Basingstoke, RG21 4AW 01256 693077

client: Grandeur Enterprises Ltd.

Design

Planning

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Building Consultants

title: Extensions and alterations, change of use from offices to residential.

Proposed plans to support S73 application to meet acoustic criteria.

Ground floor and first floor.

round floor and first floor.

February 2025

As stated @ A1

drawing no: 01

# 19-23 Winchester Street Basingstoke

