



### Units 7 & 8 Chelsea House

Festival Place, Basingstoke, RG21 7JR

### Prominent F&B Retail Unit, within Festival Place Shopping Centre

2,764 sq ft  
(256.78 sq m)

- Prominently located on Queen Annes Square
- Within Food Court
- Fitted Restaurant
- Neighbouring occupiers include, Chi, Kokoro, Cafe Giardino, Burger King
- High footfall location

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,764 sq ft                        |
| Rent           | Rent on application                |
| Rates Payable  | £23,078.75 per annum               |
| Rateable Value | £46,250                            |
| Service Charge | £28,680 per annum                  |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

The accommodation occupies a prominent corner position within Queen Anne's Square amongst a range of F&B operators and retailers. The unit includes a ground and first-floor retail premises.

## Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

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 and Marks & Spencer.

The centre has a strong restaurant and leisure offering, with Vue cinemas, Ask Italian, Wagamamas, Cote Brasserie and Five Guys to name a few.

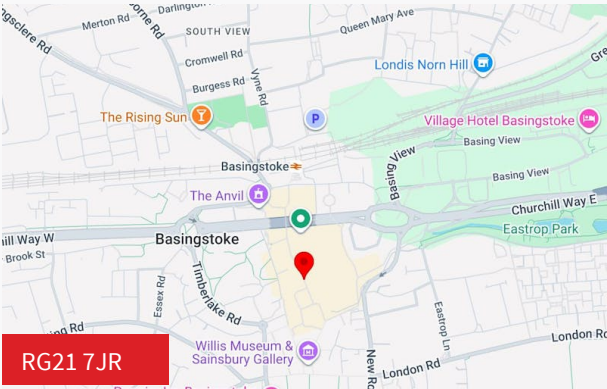
Benefitting from a catchment of 1.3 million people, with 1.7 million people within thirty-minutes drive time, and 11,500 office workers within half a mile, Festival Place is the hub of Basingstoke town centre.

## Terms

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, part II (as amended).

## 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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