



18 London Street
Basingstoke, RG21 7NT

Town Centre Retail
Premises suitable for Use
'Class E'

641 sq ft
(59.55 sq m)

- New lease Terms
- Centrally located 'top of town' in pedestrianised street
- Suitable for a variety of uses
- LED lighting
- Well fitted
- Previous use beauty therapy
- No VAT
- Rare purchase option

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Summary

Available Size	641 sq ft
Rent	£23,000 per annum
Price	£295,000
Rateable Value	£14,750
VAT	Not applicable
EPC Rating	C (65)

Description

18 London Street occupies a strong 'Top of Town' trading position. The premises comprise a well fitted retail unit with a staff area to the rear. The unit benefits from a kitchen and single wc. The premises are fitted to a modern specification, to include suspended ceiling, LED lighting and modern vinyl flooring.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 185,000. The town is 45 miles to the south west of London and adjacent to junctions 6 & 7 of the M3 motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The property is situated in a prominent trading position on the southern side of the pedestrianised London Street, one of the principal thoroughfares in the 'Top of the Town'. The premises are located within a short proximity of Market Place, with McDonalds, Zizzi's and several bars and restaurants located in the vicinity. Barclays and Natwest banks are also nearby. Festival Place is located within a short walk as are the town centre surface and multi-storey car parks.

Terms

A new fully repairing and insuring lease is available for a new term to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Virtual Freehold

Our client will arrange for a new 999 year lease, subject to a ground rent of £200 per annum.

Viewings

Strictly by appointment with the joint sole agents.



Viewing & Further Information



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

David Cudmore (Winkworth)
01256 811730 | 07553 089551
dcudmore@winkworth.co.uk



