



10C Church Street
Basingstoke, RG21 7QE

Freehold Investment with Vacant Possession of Upper Parts

1,153 sq ft
(107.12 sq m)

- Self-contained offices with vacant possession, suitable for conversion to residential (STP)
- Ground floor let for a term until 2033, subject to a Tenant's break at a rent of £16,500 per annum exclusive

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Summary

Available Size	1,153 sq ft
Price	£420,000
Rateable Value	£11,500
EPC Rating	Upon enquiry

Description

The available accommodation comprises the whole of the 1st and 2nd floors. The first floor comprises an open plan area and there are 2 offices and a WC and kitchenette on the 2nd floor.

The ground floor comprises a self-contained shop which is open plan with the benefit of a staff room and kitchen. There is 1 car space to the rear.

The ground floor is let for a term of 10 years from 2023 at a current rate of £16,500 per annum, subject to an RPI rent review at the expiry of the 5th year. There is also a tenant's break clause at the expiry of the 5th year. The lease is outside the Landlord & Tenant Act 1954 and is currently trading as a nail bar.

The first and second floors provide a self-contained suite with their own access. The premises has its own entrance directly off Church Street and is set out in open plan on the first floor and as 2 offices on the second floor.

EPC's:
Ground Floor - B36
First Floor - C62

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 premises is situated in a prominent position on the East side of Church street in the pedestrianised town centre, close to the entrance of Festival Place Shopping Centre. It is within close proximity to the town centre car parks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Upper parts	739	68.66	Sold
Ground - Floor	414	38.46	Sold
Total	1,153	107.12	



Viewing & Further Information



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