



RARE OPPORTUNITY

Worting Park - Cafe / Coffee Shop

Church Lane, Basingstoke, RG23 8PY

**** HIGH END COFFEE SHOP OPERATOR WANTED ** CAFE / COFFEE SHOP OPPORTUNITY**

1,500 sq ft
(139.35 sq m)

- New 6,000 sq ft Childrens' Nursery on site
- New Manydown housing development within 3 - 5 years
- Situated within the heart of Worting Park, Worting House Serviced Office Centre
- Long lease available
- Shell and core with capped services ready for tenant's fit-out

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Summary

Available Size	1,500 sq ft
Business Rates	To be assessed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This is an exciting opportunity for a cafe / coffee shop / bakery operator to take on a new lease within a stunning development in Worting, Basingstoke. Worting Park development comprises over 104 1,2,3 and 4 bedroom flats and homes and a thriving serviced office / business centre. The unit will offer a purpose-built extension to shell and case (with capped services) ready for an operator to fit-out.

The accommodation will be split over 2 levels offering covers for approximately 70 plus an area for external seating facing the courtyard and in the garden.

Location

Basingstoke lies approximately 45 miles southwest of London and is served by Junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45 minutes travel time). The internal road system is highly efficient and excellent shopping / leisure facilities support the community and the local economy. There is an immediate catchment in excess of 185,000 population within the Borough.

Manydown

Basingstoke and Deane Borough Council and Hampshire County Council are the joint owners of 2,000 acres of land at Manydown in the west of Basingstoke. The vision is to create sustainable new communities of connected neighbourhoods developed in a well-planned and co-ordinated way, combining the best features from Hampshire villages and towns with a contemporary, sustainable design. The northern part of Manydown has outline planning permission for a new community of up to 3,520 new homes, 1,400 of which will be affordable, with a 250-acre countryside park. With steps underway to deliver the new community in the north of the Manydown land, the Councils are considering the remaining land to the south.

Lease

A new Fully Repairing & Insuring lease is to be granted for a term to be agreed.

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



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Revision	Notes/key
A: Minor structural alterations	28.04.25
B: Internal alterations	24.08.26
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0m	1m	2m	3m	4m	5m	6m
Scale	Date					
1:100 at A2	Oct 2024					
Drawn	Checked					
LP	AJA					

Client		
Southrope Development Ltd		
Project		
Coach House Cafe		
Drawing Title		
Proposed Floor Plan		
Project Number	Drawing Number	Revision
1385	P.004	B