



4 Castle Square, 1 Station Mall & 3-5 Loddon Mall

The Malls, Basingstoke, RG21 7HY

**Open-plan retail unit
occupying a prominent
anchor position within The
Malls Shopping Centre.**

28,382 sq ft
(2,636.77 sq m)

- Large open plan accommodation.
- Anchor position of the retail scheme.
- Located within a prominent retail destination.

Summary

Available Size	28,382 sq ft
Rent	£125,000 per annum
Rates Payable	£83,850 per sq ft This information is for guidance only and all parties are advised to check themselves with the local billing authority.
Rateable Value	£195,000
Service Charge	£100,808 per sq ft
Car Parking	N/A
EPC Rating	Upon enquiry

Description

The subject property comprises a substantial open-plan retail unit occupying a prominent anchor position within The Malls Shopping Centre.

Location

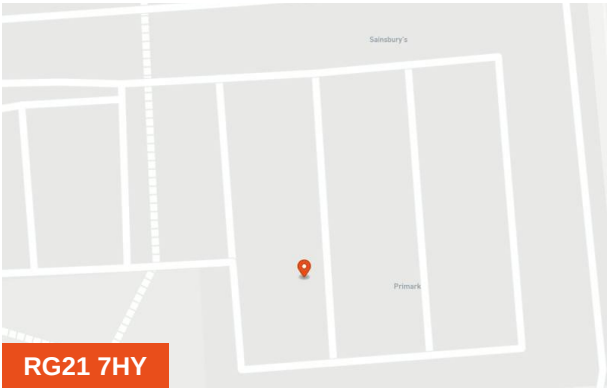
The property occupies a prominent trading position within The Malls Shopping Centre, it is directly adjacent to Costa, and opposite both Sainsbury’s and Primark. Other nearby occupiers include Deichmann Shoes, Tesco Express and Boots.

The Malls Shopping Centre benefits from substantial pedestrian footfall as it is the principal thoroughfare between Basingstoke’s bus and railway stations and Festival Place Shopping Centre to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	19,725	1,832.51	Available
Basement - Basement Ancillary	8,657	804.26	Available
Total	28,382	2,636.77	



Viewing & Further Information

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