



USE CLASS E

15A London Street
Basingstoke, RG21 7NT

**Under Re-Development /
Alteration - Suitable for Use
'Class E'**

618 sq ft
(57.41 sq m)

- Centrally located in pedestrianised street
- New lease terms
- Suitable for a variety of uses
- Well fitted
- LED lighting

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Summary

Available Size	618 sq ft
Rent	£24,750 per annum
Rates Payable	£7,984 per annum
Rateable Value	£16,000
EPC Rating	Upon enquiry

Description

15A London Street occupies a strong 'Top of Town' trading position. The premises comprise a retail unit with a rear store room behind. The unit benefits from a kitchen and single wc. The premises are well fitted to include suspended ceiling, LED lighting and vinyl flooring.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. 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 FRI lease is available.

Possession

Upon completion of legal formalities, and landlord's separation works.

Legal Costs

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

Viewings

Strictly by appointment with the sole agents



Viewing & Further Information



Russell Ware
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