





15A London Street

Basingstoke, RG217NT

# 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



# 15A London Street, Basingstoke, RG21 7NT

#### **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 commence 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.

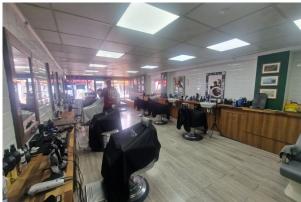
#### **Legal Costs**

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















