



Unit 5 Burnaby Close

South Ham, Basingstoke, RG22 6UJ

Neighbourhood Premises With Use Class E

1,178 sq ft
(109.44 sq m)

- Former charity shop T/A Aladdins Cave
- Popular local centre
- Ideal Uses include medical, barbers etc
- Generous site
- Competitive rental terms

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Summary

Available Size	1,178 sq ft
Rent	£12,000 per annum
Rateable Value	£7,400
VAT	Applicable
EPC Rating	B (45)

Description

The premises is part of a local neighbourhood retail parade which also provides neighbouring occupiers including Premier Burnaby Convenience Store and Post Office, an Indian takeaway, Ingenious Hair & Beauty. The premises provides for a generous retail accommodation together with part ancillary storage to the rear. There is rear access for deliveries via the rear service road / area.

Location

Burnaby Close is situated within a residential / Cul de Sac location in the south west of Basingstoke town centre within the wider South Ham residential area lying south of the Worting Road, approximately 1.5 miles.

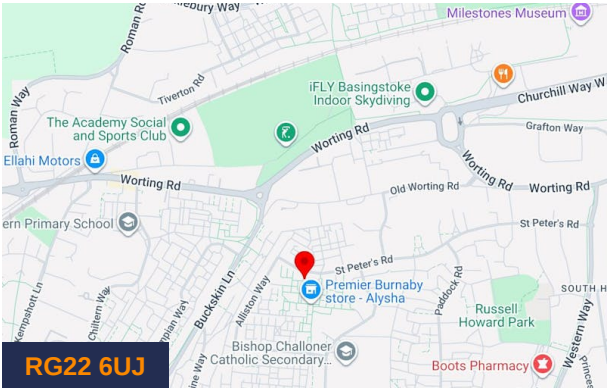
Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of 185,000, is a major centre for commerce and industry , having attracted several international and national companies, enjoying the benefits of a range of leisure / recreational facilities and the highly acclaimed Festival Place Shopping Centre.

Terms

A new Fully Repairing & Insuring lease for a term to be agreed and contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act Part II (as amended).

Viewings

Strictly by appointment through the sole agent.



Viewing & Further Information



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