

The Malls Shopping Centre

4 Loddon Mall, Basingstoke, RG21 7HY

Highly visible Class E retail unit.

1,779 sq ft
(165.27 sq m)

- Nearby occupiers include Primark, Sainsbury's, German Doner Kebab and Costa Coffee.
- The Malls is the main pedestrianised route between the train station and Festival Place.
- Close to Anvil Theatre.

Summary

Available Size	1,779 sq ft
Rent	£30,000.00 per annum
Rates Payable	£9,481 per annum Interested parties are advised to verify rates payable with the Local Authority.
Rateable Value	£19,000
Service Charge	£14,600.69 per annum The service charge figure is for 2022/2023.
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Location

The Malls Shopping Centre is located in the heart of Basingstoke and forms the main pedestrianised route between the train station and Festival Place Shopping Centre.

The scheme has a strong line-up of national retailers including Primark, Sainsbury's, Deichmann and Costa Coffee. It benefits from secure car park facilities and has an annual footfall of circa 11 million.

Description

The subject property is between German Doner Kebab and a Polish gourmet supermarket, Delikatesy Smaczek. It's opposite a boutique tanning company, Consol.

The property benefits from a substantial frontage and has a standard rectangular shaped ground floor sales area and a small basement/ancillary space.

Accommodation

The accommodation comprises the following areas:-

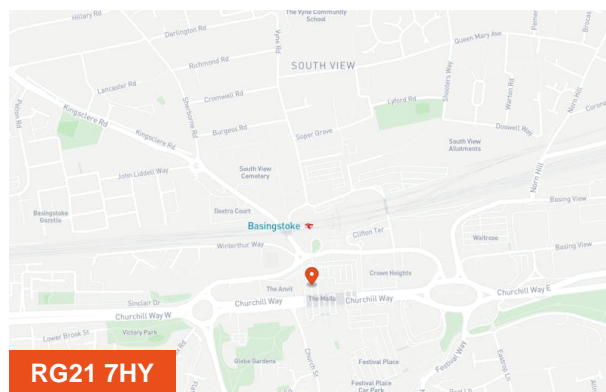
Name	sq ft	sq m
Ground	1,462	135.82
Basement	317	29.45
Total	1,779	165.27

Terms

The unit is available by way of a new lease for a term to be agreed.

Planning

The unit has Class E planning consent under the Town & Country Planning (Use Classes) Order 2020.



RG21 7HY

Viewing & Further Information

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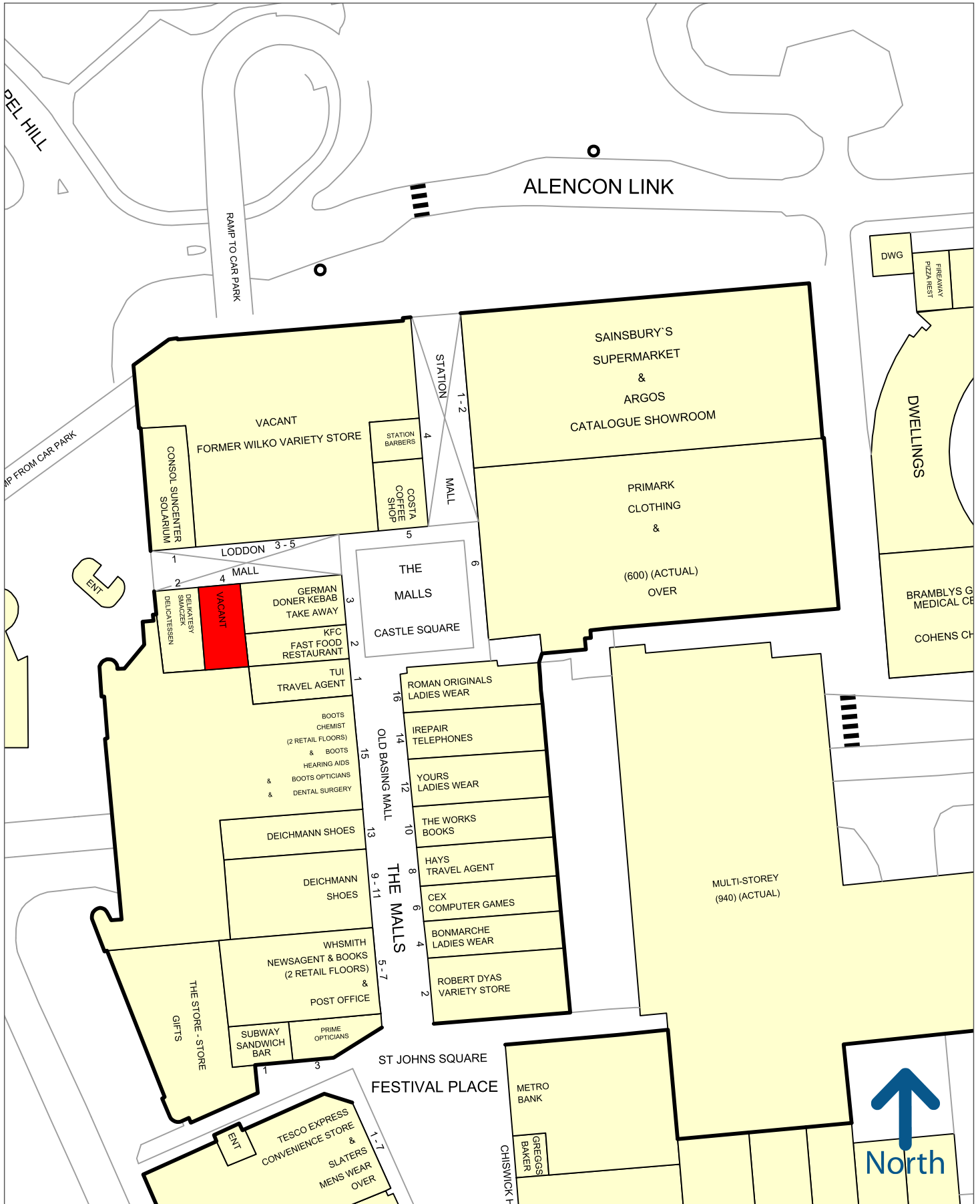
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50 metres

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