



## 1 Market Place

Basingstoke, RG21 7QA

### PRIME RETAIL/USE CLASS E UNIT FRONTING MARKET PLACE

**981 sq ft**  
(91.14 sq m)

- Formerly occupied by Paddy Power betting office
- New lease terms
- 100% prime location
- All uses considered, to include retail, hot food, professional services, medical etc
- Good frontage (5.1m)
- Retail depth 17.4m

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## Summary

Available Size	981 sq ft
Rent	£35,000 per annum
Rates Payable	£11.70 per sq ft
Rateable Value	£23,000
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

## Description

The premises comprise a ground floor retail unit which is situated in a 100% prime location, fronting Market Place, towards the top end of Wote Street. The premises are situated in the heart of Basingstoke's market, which runs on a Wednesday and Saturday, this has increased significantly in recent years with the numbers of traders and popularity.

The previous tenant Paddy Power comprehensively refitted the shop approximately 12 years ago. The current configuration includes a main retail area, together with a disabled customer wc, rear staff kitchen/office and staff wc. The current fit out offers a suspended ceiling, together with integral lighting and heavy grade vinyl flooring, as well as a feature shop front which has recently been redecorated.

Nearby current occupiers include McDonald's, Poppins café/coffee shop, Barclays Bank, Da Mariu, Betfreds Bookmakers, Connells Estate Agents, to name but a few.

## Location

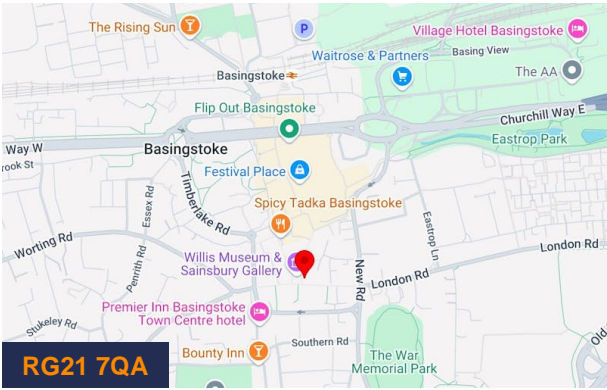
Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

## Terms

The premises are available on a new effective fully repairing and insuring lease for a term of 10 or 15 years, subject to periodic rent reviews. The lease shall be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant 1954 Act Part II (as amended).

## Viewings

Strictly by appointment with the sole agents.



## Viewing & Further Information



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