



Unit 3 Buckskin Parade

Buckskin Lane, Basingstoke, RG22 5BW

Rarely Available Hot Food Takeaway Unit [Not Fitted]

1,009 sq ft
(93.74 sq m)

- New lease terms
- Formerly trading as an Indian Takeaway
- Popular local centre which includes Food Street (Pizza, Fried Chicken, Kebabs, Fish & Chip Takeaway)
- Substantial Welcome Convenience Store

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Summary

Available Size	1,009 sq ft
Rent	£15,500 per annum
Rateable Value	£11,250
Service Charge	Upon enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

Buckskin Centre provides a neighbourhood, retail centre comprising this former vacant Indian takeaway, trading as Curry Queen. This local centre comprises a fried chicken, fish and chip and Kebab takeaway trading as Food Street and also a Welcome convenience store (Southern Co-op franchise). The convenience store has recently been fully refitted to provide a modern format. Ample free customer car parking is provided via Blackdown Close.

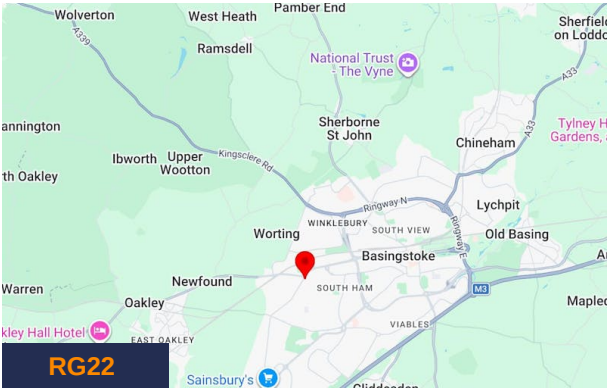
The subject unit comprises a mixture of open plan which provides for a front of house counter / seating area, together with a central area which has been partitioned as a staff area. To the rear, there is a kitchen together with extraction hood / canopy (not tested), prep / washing up and storage areas. There is also a single WC. Loading is provided via the rear service road.

Location

Buckskin Centre is located in Blackdown Close, situated towards the western edge of Basingstoke. The location is convenient, accessible via Chiltern Way, Buckskin Lane and Pack Lane which connects with the wider South Ham and Worting areas.

Viewings

Strictly through the sole agents.



Viewing & Further Information



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