

E (Commercial / Business / Service)

TO LET



CURCHOD&CO



20 Winchester Street

Basingstoke, RG21 7DZ

Large basement premises
within Top of Town - Suitable
for retail/leisure uses (subject
to planning)

3,369 sq ft
(312.99 sq m)

- Class E - Suitable for retail/leisure use (subject to planning).
- Pedestrian access off Winchester Street
- Open plan layout
- Rear Servicing/yard area
- Floor to ceiling height 2.5m

Summary

Available Size	3,369 sq ft
Rent	£45,000 per annum
Rates Payable	£15,344.25 per annum To be reassessed
Rateable Value	£30,750
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

The property comprises a substantial basement unit, previously occupied by a restaurant. Access is via a wide staircase from Winchester Street, leading directly to the basement accommodation. The premises are predominantly open plan and benefit from rear loading access.

Location

Basingstoke is a major centre for commerce and industry, with a borough population of approximately 185,000. The town lies 45 miles southwest of London and is situated adjacent to Junctions 6 and 7 of the M3 motorway. There is a frequent rail service to London Waterloo, with a journey time of around 45 minutes.

The property is located within the Top of Town, in a pedestrianised position fronting Winchester Street in Basingstoke's 'Old Town'. This area forms a secondary retail pitch and is popular with a mix of retail, restaurant and service occupiers. Nearby occupiers include Zizzi, McDonald's, Wetherspoons, Poppins, Leightons Opticians and Barclays Bank, among others.

Festival Place Shopping Centre is a short walk away, as are the bus station and railway station.

Terms

A new effective FR&I lease is available on terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Tom Clancy

01256 462222 | 07720 091337

tclancy@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 25/03/2026

