



NIL PREMIUM

Unit 4 Burnaby Close

South Ham, Basingstoke, RG22 6UJ

Retail / Takeaway Premises

1,146 sq ft
(106.47 sq m)

- Former Chinese / Fish & Chip Takeaway T/A Bao Diep
- New Lease
- Nil premium
- Extraction hood / canopy [not tested]
- Popular local centre

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Summary

Available Size	1,146 sq ft
Rent	£14,500 per annum
Rateable Value	£7,500
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (43)

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 counter area together with kitchen / prep area to the rear 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.

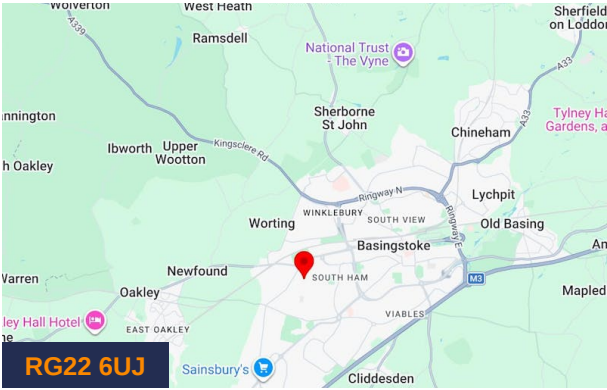
Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of 185,000, is a major centre 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

New Fully Repairing and Insuring lease for a term to be agreed and contracted outside of the Security of Tenure & 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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