



9 Market Place

Basingstoke, RG21 7LZ

**Prominent Retail Investment
with Vacant Upper Parts &
Planning Permission for
Extension / Conversion for 3
Residential Apartments**

2,048 sq ft
(190.27 sq m)

- Planning permission granted for 3 x 1 bedroom apartments
- Retail tenant renewed for 15 years expiring 5th June 2040 at £30,000 pax
- Attractive RPI linked cap and collar rent reviews
- Prominent Market Place trading position
- Substantial yard / car parking to the rear

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Summary

Available Size	2,048 sq ft
Price	£510,000 Plus VAT
Business Rates	Upon enquiry
VAT	Applicable
EPC Rating	D (100)

Description

9 Market Place is situated in a prominent location facing Market Place which is the main market square which links Winchester Street to the West and London Street which faces directly opposite Church Street and Wote Street which leads into Festival Place shopping centre, 150m north of the property.

The property comprises a ground floor retail unit which is let and trading as a barbers. The retail accommodation is mainly open plan and benefits from a WC, separate kitchen and a staff room to the rear. Access is provided for deliveries via a large secure gated yard to the rear.

The property also comprises a vacant 1st floor office space.

Location

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 180,000. The Town is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. There is a frequent rail service to London Waterloo, timetabled at 45 minutes.

Market Place is situated within the Basingstoke Top of Town area which provides for the popular Basingstoke market held every Wednesday & Saturday. Nearby occupiers include McDonalds, Barclays Bank, Zizzi's Italian restaurant, Poppins cafe, Coral's Bookmakers to name but a few.

Terms

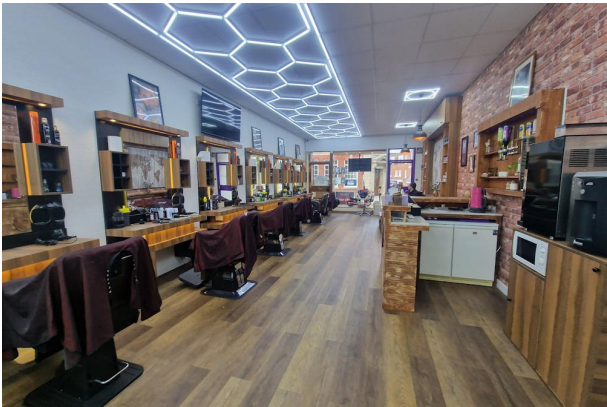
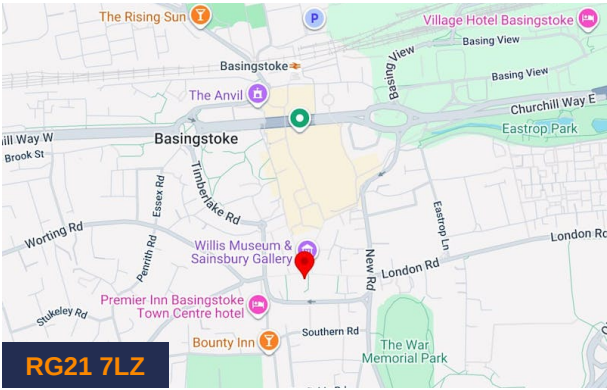
The ground floor retail unit is let to The House of Handsome Barbers & Grooming Ltd at a rent of £30,000 per annum exclusive for a term commencing on 6th June 2025 expiring on 5th June 2040. The lease is subject to 5 yearly upwards only rent reviews which are linked to the increase in the Retail Price Index (RPI) to a minimum increase 13.1% or maximum increase (cap) 27.6%. The lease is contracted inside the Landlord & Tenant Act 1954 Part II (as amended).

Planning

Planning permission was granted on 29th August 2023 for the erection of a rear extension and conversion to provide 3 residential, 1 bedroom apartments which includes provision for cycle and refuse storage along with car parking spaces for the ground floor retail unit. Planning ref. no. 2400503FUL. (Basingstoke & Deane Borough Council).

Viewings

Strictly by appointment through the joint sole agents.
What3Words: ///tender.mimic.cubes



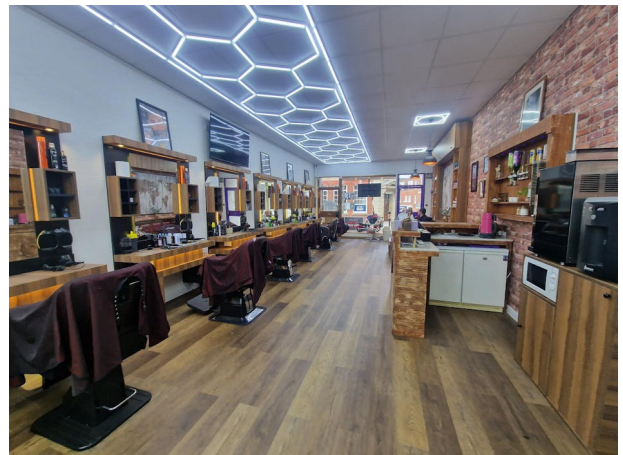
Viewing & Further Information



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EXISTING ILLUSTRATIVE VIEW FROM CAR PARK TO SOUTH



PROPOSED ILLUSTRATIVE VIEW FROM CAR PARK TO SOUTH

Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING			Project No:	2103
Project/Client:			Dwg No:	400
TOWNQUAY DEVELOPMENTS LTD			Scale:	NTS
9 MARKET PLACE			North:	
BASINGSTOKE			Drawn By:	CPL
ILLUSTRATIVE PERSPECTIVES			Checked By:	CPL
EXISTING AND PROPOSED			Date:	14.02.23
			Date:	14.02.23

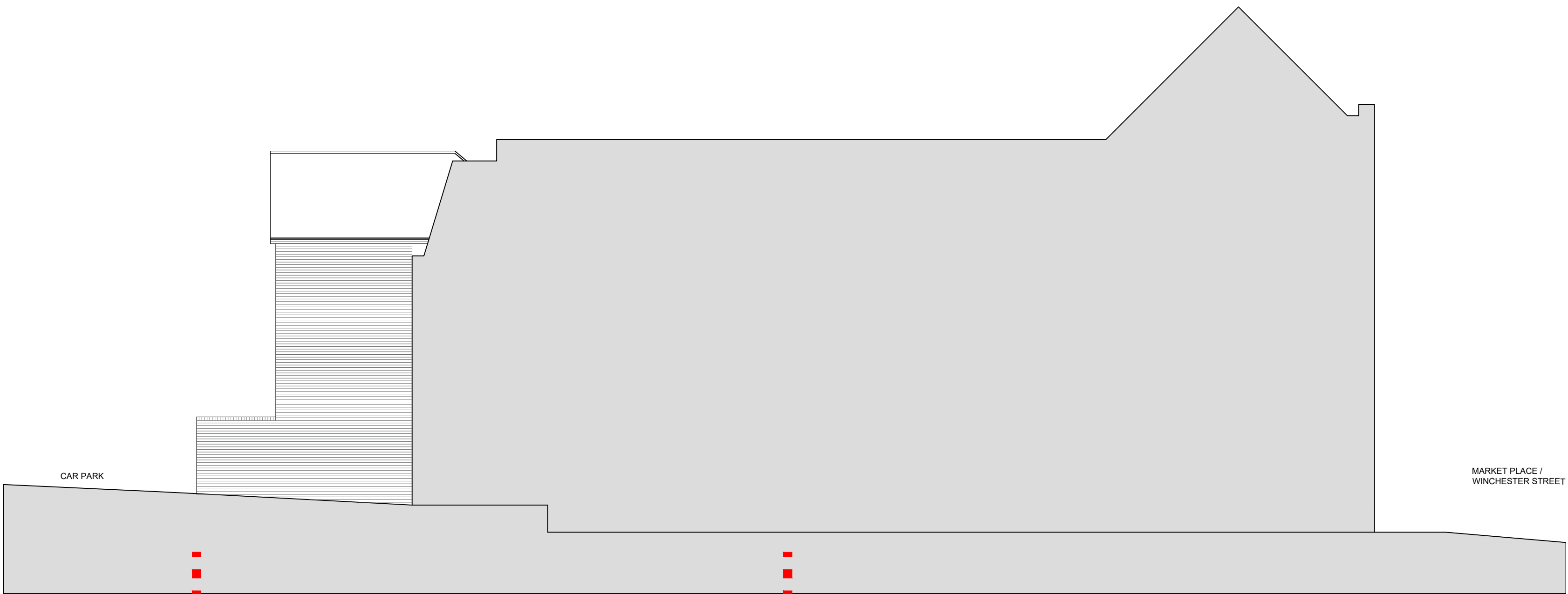
CPL ARCHITECTURE
 CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
 CHARTERED ARCHITECT

8 MARKET PL 9 MARKET PLACE
9A MARKET PLACE 1 WINCHESTER ST

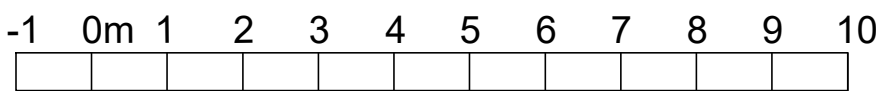


90.00M DATUM

NORTH ELEVATION



WEST ELEVATION



MATERIALS

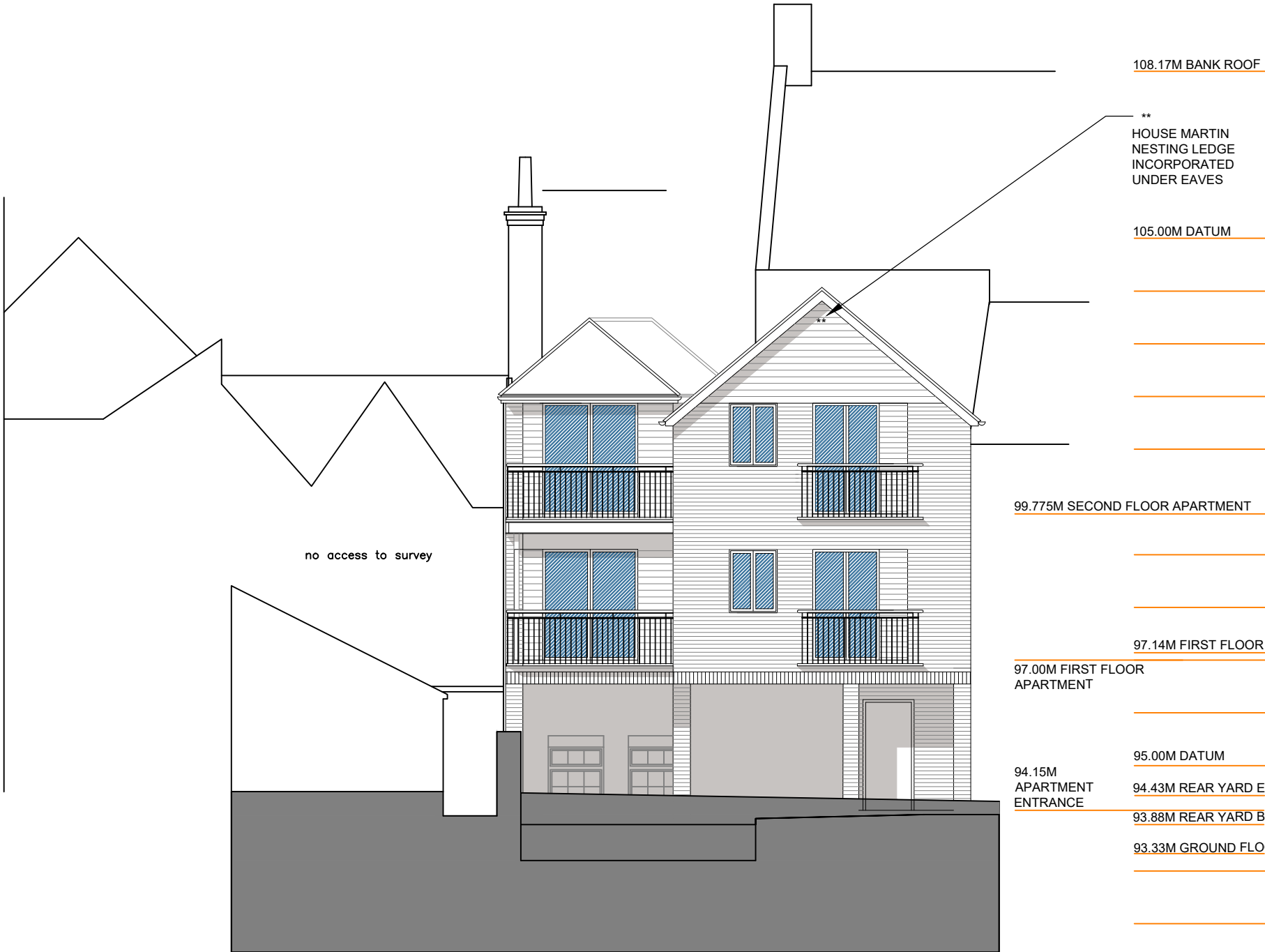
Roof - Plain Clay Tile (Dark red mix)

Walls - Red brick
Gable and south face of western wing - Vertical clay tile hanging

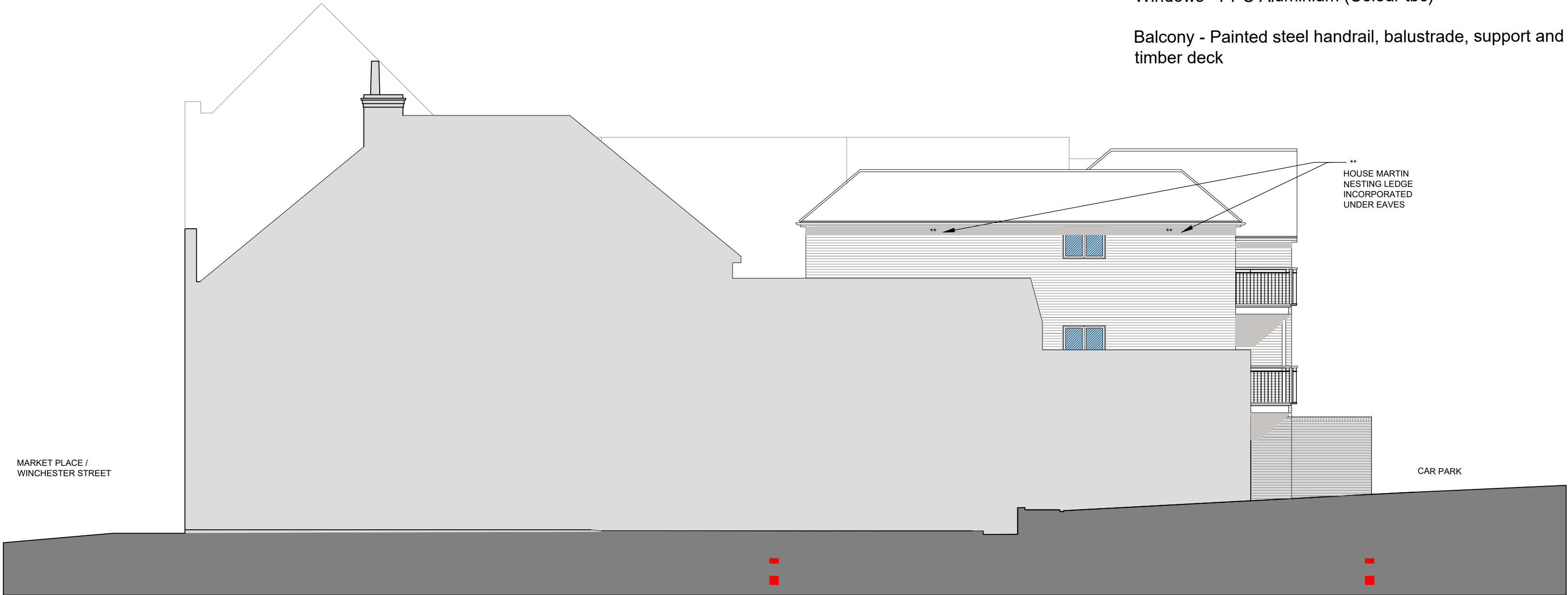
Windows - PPC Aluminium (Colour tbc)

Balcony - Painted steel handrail, balustrade, support and timber deck

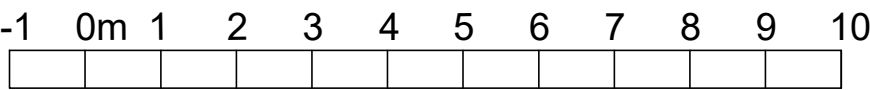
1 WINCHESTER ST 9 MARKET PLACE 8 MARKET PL



SOUTH ELEVATION



EAST ELEVATION



C	21.08.23	Balustrades Amended	CPL	CPL
B	23.06.23	Material Chng to W side south face	CPL	CPL
A	24.04.23	Red Line and Annotation Amends	CPL	CPL

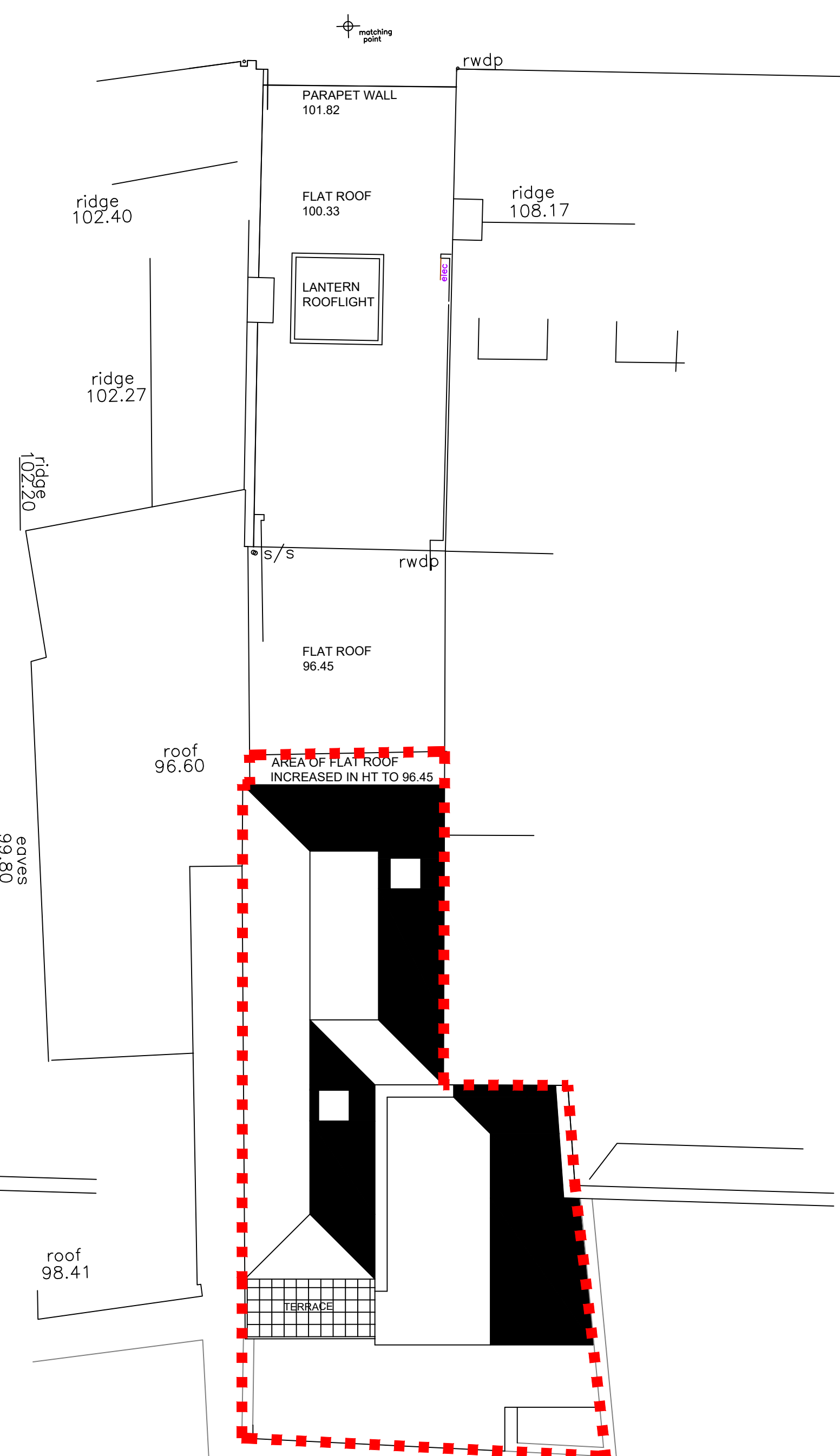
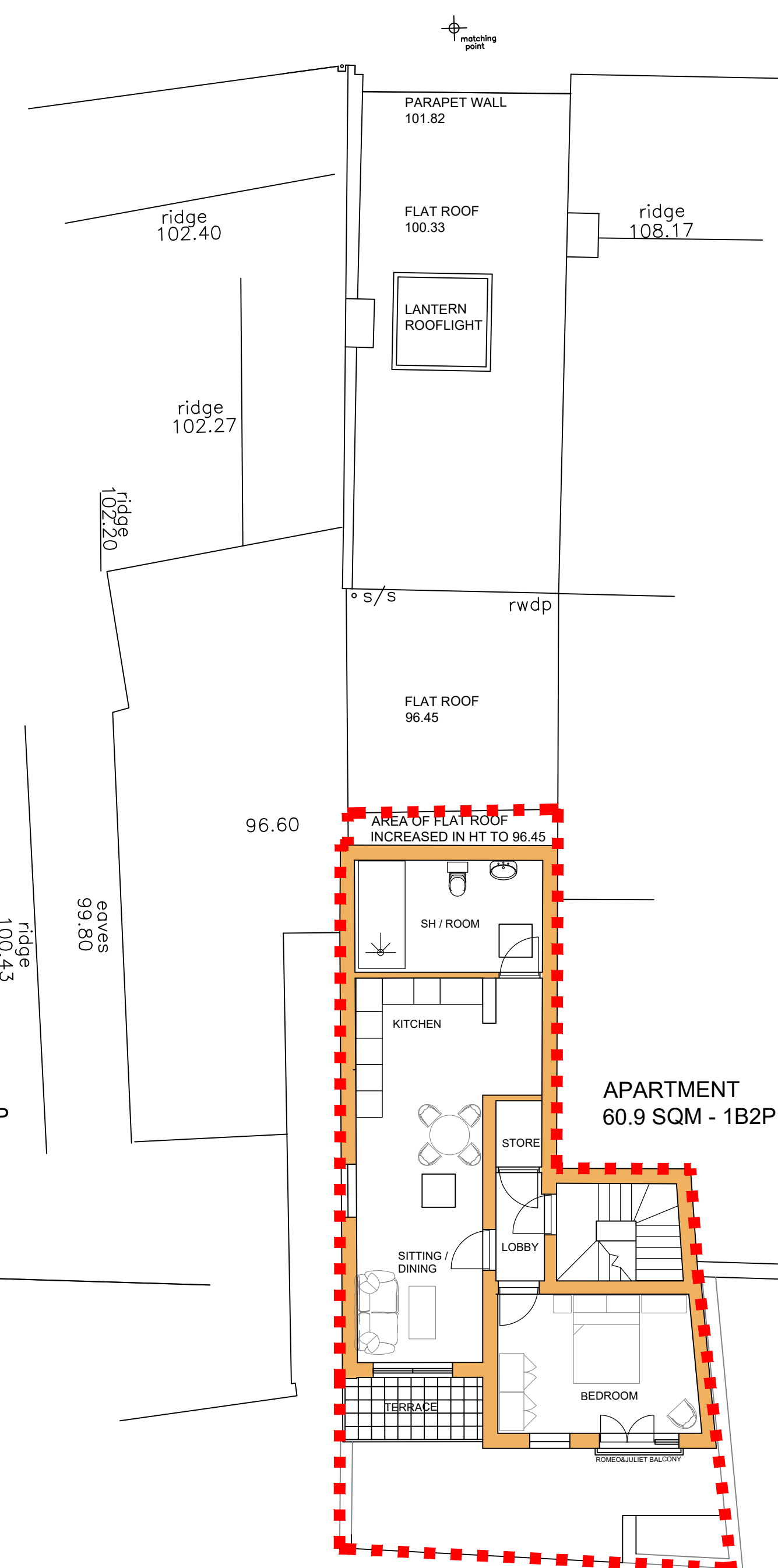
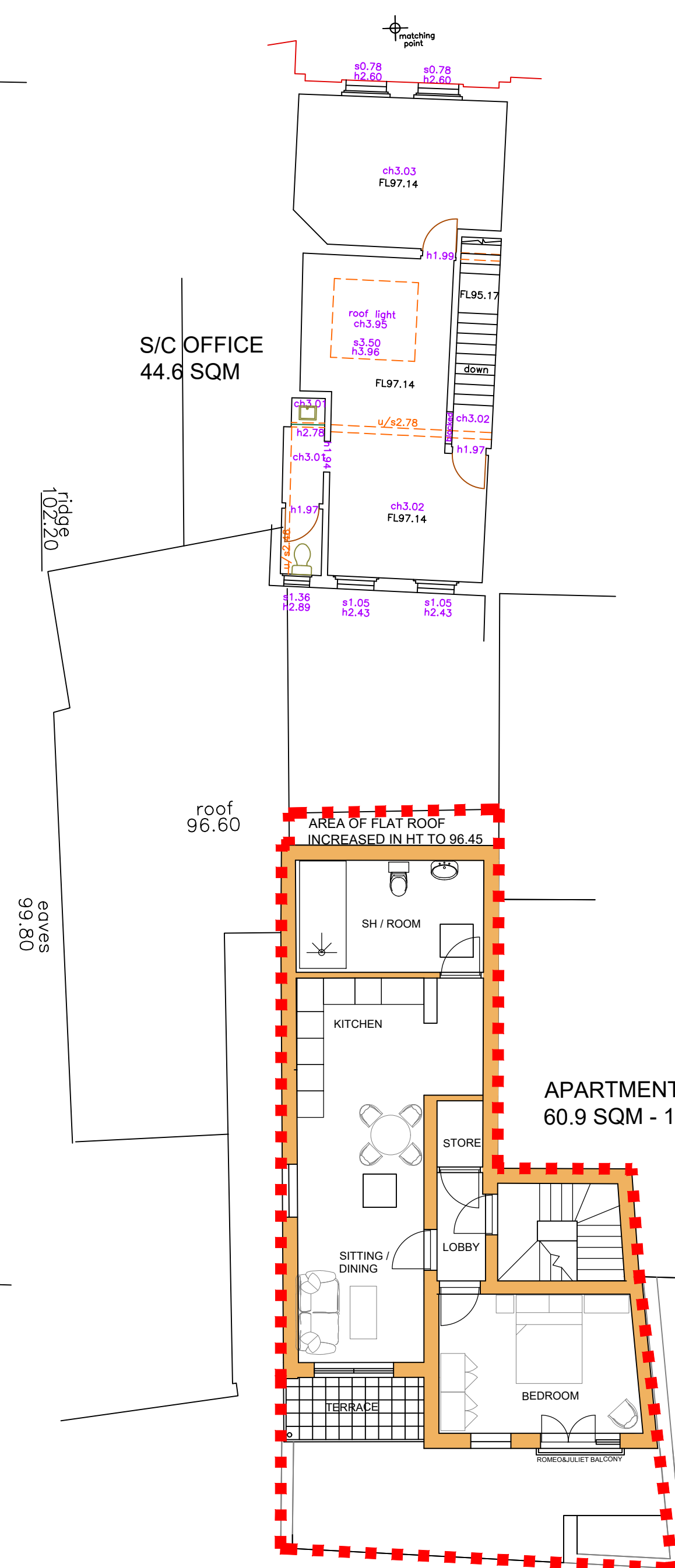
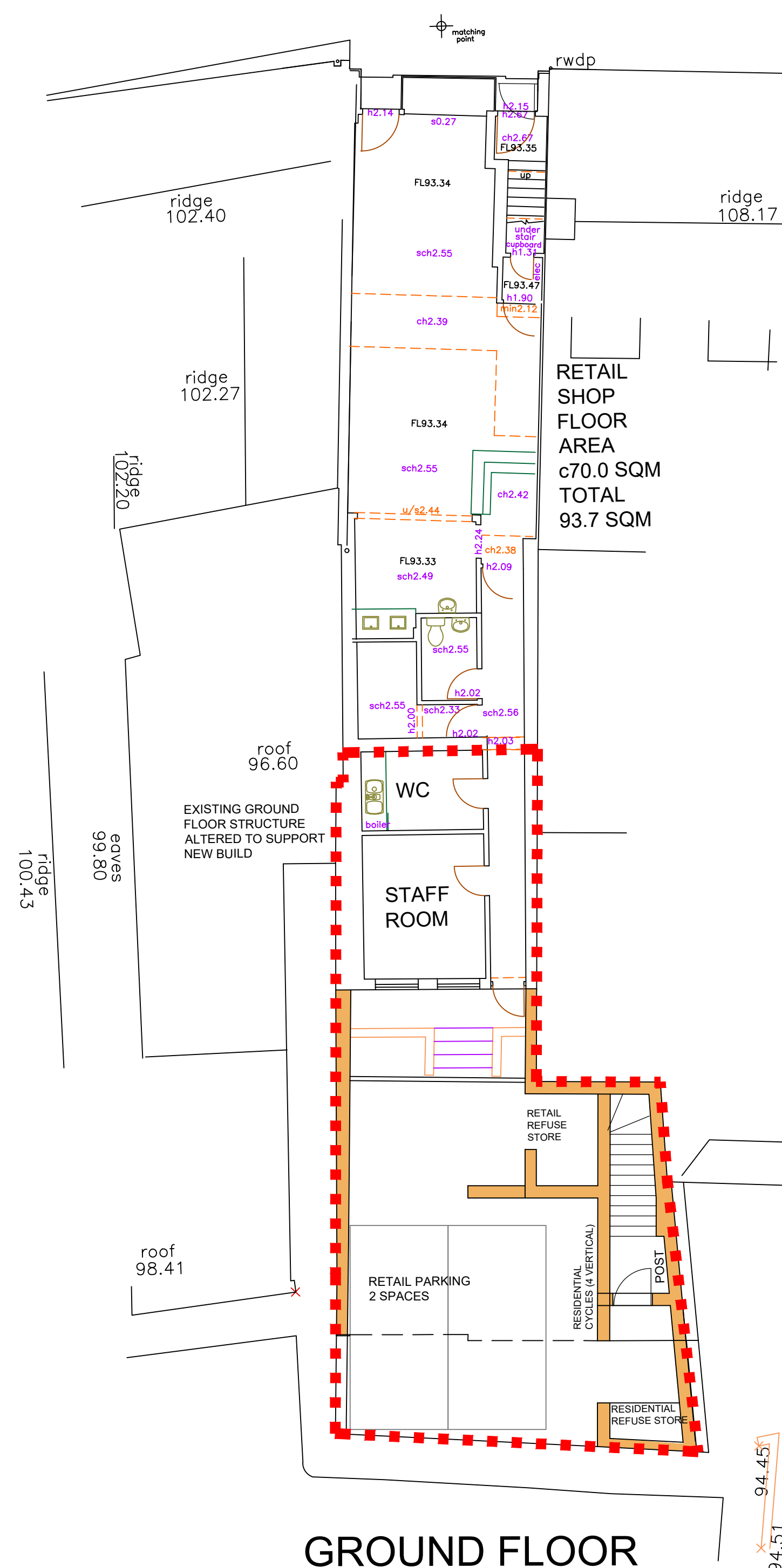
Rev.	Date	Details	Drawn	Checked
Issued for:				

PLANNING

Project/Client:	Project No:
9 MARKET PLACE	2103
BASINGSTOKE	Dwg No: Rev:
TOWN QUAY DEVELOPMENTS	202 C
Scale:	1-100@A1
North:	North:
Drawn By:	Date:
CPL	30.01.23
Checked By:	Date:
CPL	30.01.23

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) Barch MSc RIBA
CHARTERED ARCHITECT



A 24.04.23 Red Line / Boundary Amendments		CPL	CPL
Rev.	Date	Details	Drawn Checked
Issued for:			
PLANNING			
Project/Client:		Project No:	
9 MARKET PLACE		2103	
BASINGSTOKE		Dwg No:	Rev:
TOWN QUAY DEVELOPMENT		123	A
Scale:		1-100/A1	
Drawing:		North:	
NEW APARTMENTS			
PROPOSED PLANS		Drawn By:	Date:
		CPL	30.01.23
		Checked By:	Date:
		CPL	30.01.23

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT

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