

# RETAIL (A1 USE) TO LET



## 45 Winchester Street, Basingstoke, RG21 7EF

Retail | Office | Medical

AREA: 873 sq.ft (81 sq.m) approx. | RENT: £20,500 PAX

### LOCATION:

The premises are located within 'Estate Agents' row in Winton Square which is easily accessible to the top-of-town and takes into the inner town centre one way system. Nearby occupiers include Gascoigne Pees, Romans Estate Agents, Sansome, George Estate Agents, Chequers Estate Agents, Northwoods, Baron Estate Agents, Urban Abode, The Green Room, Dominos to name but a few.

### DESCRIPTION:

The property comprises a shop unit arranged over ground and basement floors. The the shop is to be widened towards the front s to be newly refurbished, and the landlord will provide the shop with white-painted walls and water and gas services capped-off, ready for the tenant fit-out. The basement provides a suitable space for further trading or space as a storage facility.

The property benefits from E-Class Retail, Office or Medical.

Regulated by:



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## 45 Winchester Street, Basingstoke, RG21 7EF

**USE CLASS:** E - Commercial, Business and Service

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	550	51
Basement	323	30
<b>TOTAL</b>	<b>873 sq.ft</b>	<b>81 sq.m</b>

(All measurements are approx. on a NIA basis)

**AMENITIES:**

- Busy City Centre location
- Prominent building
- New FRI lease available
- Newly refurbished
- Usable Basement
- Retail | Office | Medical
- 873 sq ft approx
- Potential for pop-up use

**TERMS:**

A new FRI Lease term to be agreed

**RENT:** £20,500 PAX

**RATES PAYABLE:** Current combined RV is £18,700. All parties are advised to make inquiries to the relevant local council.

**VAT:** To be confirmed

**SERVICE CHARGE:** To be confirmed

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**CONTACT:**



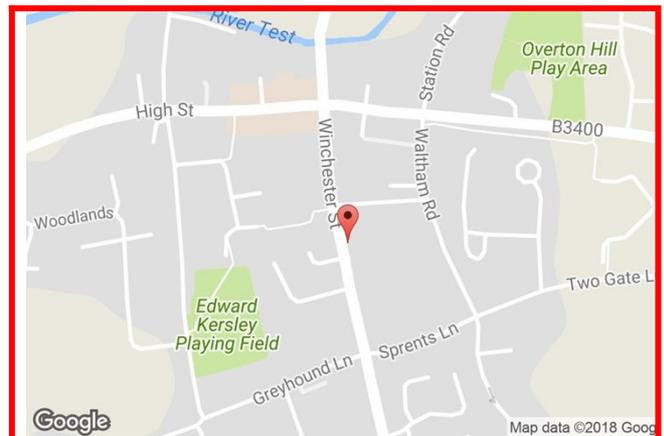
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London Clancy



Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course. August 2020



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