



High-Yielding
Corner Retail Parade
FOR SALE

Haymarket House Basingstoke

green
& partners

Investment Summary

Prominent town centre position, directly opposite an entrance to Festival Place, Basingstoke's dominant shopping centre.

- Basingstoke is an affluent and popular **London commuter town**;
- **High yielding**, convenience retail parade;
- Tenant line-up includes **Warhammer, Evapo, 1st Class Fruit & Veg, Coco's Nails, Mobile Master, WeFixYourGadget** and **Trilby's Barber Shop**;
- Granular income spread with a total passing rent of **£159,800 pa**;
- **WAULT of 6.52 years** to expiry and 3.83 years to break;
- 75% of income secured for over two years and 35% secured beyond five years;
- Held **Freehold**;
- Upper parts comprise residential accommodation previously sold off on long leasehold interests.



THE VENDOR IS SEEKING A PRICE OF

£1,650,000

(One Million Six Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT, reflecting a:

Net Initial Yield of 9.12%

Allowing for graduated purchasers costs of 6.59%.





Location

Basingstoke is a major commercial and retail centre in north-east Hampshire, located approximately 50 miles south-west of London.

The town has a diverse economy, supported by professional and business services, financial services, technology, and high-value manufacturing. Basingstoke is also a strong retail and leisure hub serving a wide regional catchment.



Connectivity



The M3 motorway runs across the southern edge of the town, providing direct access to the M25 and London to the north-east, and Southampton to the south-west.



Basingstoke railway station is a key transport hub, with regular direct services to London Waterloo (approx. 45 minutes), Southampton, Reading, and Exeter.



Heathrow Airport is to the north-east via the M3 and M25, while Southampton Airport lies 30 miles south via the M3.



339k

WIDER
CONSUMER
BASE



175k

PRIMARY
RETAIL
CATCHMENT



69%

OWNER
OCCUPATION
(ABOVE NATIONAL AVERAGE)



31%

PEOPLE IN AFFLUENT
SOCIAL GROUP AB
(ABOVE PROMIS AVERAGE)



2.6%

UNEMPLOYMENT
RATE
(BELOW NATIONAL AVERAGE)

FESTIVAL PLACE SHOPPING CENTRE

Haymarket
House

Basingstoke

Retail in Basingstoke

Basingstoke is a leading retail destination with around 1.15 million Sq Ft of town centre floorspace.

The dominant scheme is **Festival Place Shopping Centre** (1,127,629 Sq Ft), anchored by **Marks & Spencer**, **Primark**, **Next**, **H&M** and **TK Maxx**, alongside over 100 further shops, restaurants and leisure operators including **Nando's**, **Five Guys**, **Brewdog**, **Cosy Club** and a 10 screen **Vue Cinema**.



Regeneration

Basingstoke & Deane Borough Council is pursuing ambitious regeneration plans, including the revitalisation of The Malls, a major redevelopment of Basingstoke Leisure Park, and a mixed-use investment at Chineham District Centre. These projects will deliver new retail, leisure, residential and employment space, strengthening the town's role as a resilient and well-invested centre.

Adjacent to Festival Place, **The Malls Shopping Centre** provides a further 280,000 Sq Ft of accommodation directly opposite the railway station, anchored by **Sainsbury's** and **Primark**. Together, the two centres form a highly accessible, pedestrianised town centre at the heart of Basingstoke.

The surrounding Old Town complements the offer with a mix of independent retailers, pubs, cafés and restaurants, reinforcing Basingstoke's appeal as a diverse retail and leisure destination.



M&S

superdry.

T.K. maxx

SPORTS DIRECT

Accommodation
4,416 SQ FT
ARRANGED OVER
GROUND FLOOR

SØSTRENE GRENE

COSTA

FESTIVAL PLACE
CHELSEA HOUSE

Iceland

BURGER KING

PLACE

FESTIVAL SQUARE

Situation & Description



Haymarket House occupies a prominent position in the heart of Basingstoke town centre, directly opposite one of the main entrances to Festival Place Shopping Centre.

Haymarket House comprises a corner parade of seven ground floor retail units with rear servicing, together with residential accommodation at first and second floors which has been sold off on a long leasehold interest to Rizuma (Basingstoke) Ltd for a term of 999 years, expiring on 16 October 2022, at a peppercorn rent.

Four units benefit from frontages onto Wote Street, a busy pedestrianised

thoroughfare, with a further three fronting Potters Walk, ensuring excellent visibility from two key pedestrian routes.

The scheme benefits from its close proximity to a wide range of national and independent retailers, cafés, and restaurants within Festival Place and along Wote Street, including brands such as Marks & Spencer, Next, Primark, Boots, Costa, and Pret A Manger.



Income Security and Profile

The property produces a total passing rent of £159,800 per annum.

Income is secured against a diverse tenant base, combining recognised national operators with well-established local retailers.

Tenancy

Address	Tenant	Floor Area (Sq Ft)	Term (Years)	Lease Start	Break Date	Lease Expiry	Income (£ pa)	Income (£ psf)
Unit 1, 20-24 Wote St	My Fruit Ltd t/a 1st Class Fruit & Veg	1,907	15	16/07/2024	15/07/2029	15/07/2039	£35,000	£18.35
Unit 2, 20-24 Wote St	Van Thu Pham t/a Coco's Nails	279	10	21/06/2019		20/06/2029	£20,000	£71.68
Unit 3a, 20-24 Wote St	Evapo Ltd t/a Evapo*	389	5	30/01/2017		29/01/2022	£24,500	£62.98
Unit 3b, 20-24 Wote St	Mobile Master Basingstoke Ltd t/a Mobile Master	371	10	25/06/2024		24/06/2034	£27,000	£72.78
Unit 1 (formerly 4) Potters Walk	The Repair Hub Ltd t/a WeFixYourGadget	584	7	11/07/2025		10/07/2032	£20,000	£34.25
Unit 2 (formerly 5) Potters Walk	Chrogean Ltd t/a Trilby's Barber Shop & Hairdressers	441	15	11/10/2011		10/10/2026	£17,300	£39.23
Unit 3 (formerly 6) Potters Walk	Games Workshop Ltd t/a Warhammer	445	10	01/01/2022	01/01/2027	31/12/2031	£16,000	£35.96
Commercial Total		4,416					£159,800	
1st & 2nd Floor 20-24 Wote St	Rizuma (Basingstoke) Ltd	6,799	999.7	17/10/2023		16/10/2022	£0	
Combined Total		11,215					£159,800	

* The tenant is holding over, with no Section 26 notice served.



Secured Income

0-2 years
25% INCOME SECURED

2-5 years
40% INCOME SECURED

5+ years
35% INCOME SECURED

£159,800
Passing Rent per annum

The property has a WAULT to expiry of 6.52 years and 3.83 years to break.

Planning

The property is situated within Basingstoke's defined Town Centre and Primary Shopping Area, where planning policy seeks to retain active retail frontages; Class E uses are generally supported.

Tenure

The property is held Freehold.

EPC

A full suite of EPCs are available upon request.

VAT

The property has been elected for VAT and is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

 Watch Video

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Contact

FOR FURTHER INFORMATION
OR TO ARRANGE AN INSPECTION,
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**green
&partners**



Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. OCTOBER 2025