

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%.

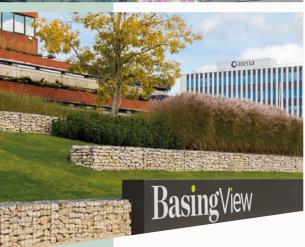




Location

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%

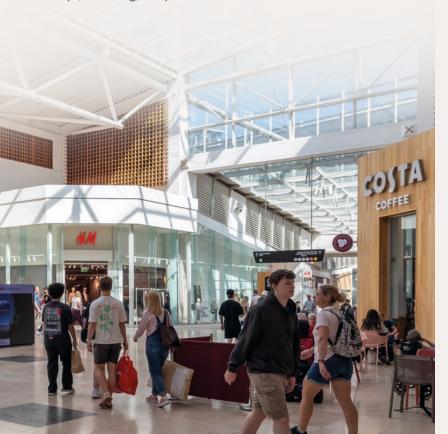
UNEMPLOYMENT RATE (BELOW NATIONAL AVERAGE)



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**.





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.







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 & Hairdessers	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		16/10/3022	£0	
Combined Total		11,215					£159,800	

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

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.



Secured Income

0-2 years
25% INCOME SECURED

2-5 years

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.



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