

# CLASS E OPPORTUNITY

## BASINGSTOKE

### WINCHESTER HOUSE

### 19/23 WINCHESTER STREET



#### Description

The subject property is situated in the town of Basingstoke, a moderately affluent town approximately 18 miles to the north east of the city of Winchester and 48 miles south west of Central London. There are good rail links in Basingstoke, with the train station being situated 0.5 miles from the subject location. Rail services include direct, regular trains going to London Waterloo (average journey time being 56 minutes).

The area comprises a mix of independent and national retailers including the **Maidenhead Inn, McDonalds, Up & Running, Zizzi's** and **Fever & Boutique**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The property is arranged over ground and first floor with the following approximate areas:

<b>Ground Floor</b>	3,243 sq. ft.	(301.28 sq. m)
<b>First Floor</b>	1,879 sq. ft.	(174.56 sq. m)
<b>Total</b>	<b>5,122 sq. ft.</b>	<b>(475.84 sq. m)</b>

#### Lease

Available on an assignment for the existing lease due to expire on 8 November 2022.

A new sublease may be available for a term to be agreed.

#### Rent

# £50,000

per annum exclusive.

Incentives available.

#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£67,000
<b>UBR (20/21)</b>	0.512p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

The property has an EPC rating of D 92. A full Energy Performance Certificate is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

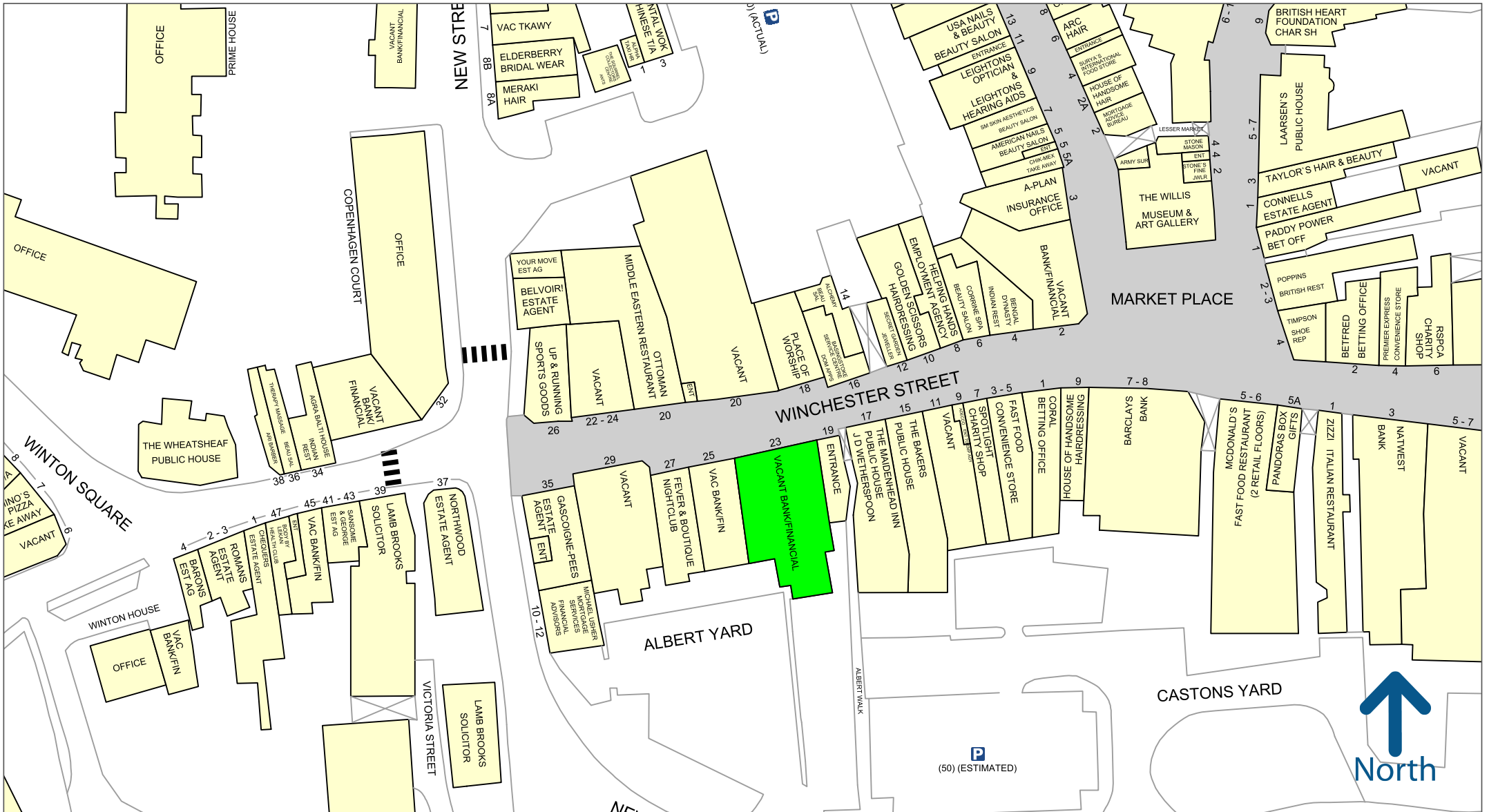
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**In partnership with:**



*Subject to Contract*



50 metres

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