

# SHOP PREMISES WITH A1/A2 CONSENT

380 Sq Ft

TO LET



**24B WOTE STREET, BASINGSTOKE  
HAMPSHIRE RG21 7NL**

- Close to Festival Place
- Prominent location with excellent pedestrian footfall
- Return frontage to Potters Walk
- Pedestrianised old town area
- A1/A2 use permitted
- Nearby occupiers include HBOS, Barclays, Sony Centre, Caffe Nero and CEX



7 Faraday Office Park, Faraday Road, Basingstoke,  
Hampshire RG24 8QQ Fax: 01256 840900

## LOCATION

Basingstoke is strategically located in Central Southern England, and is a major commercial centre within North Hampshire, with a catchment population of approximately 150,000.

The available property is located at the northern end of Wote Street, which is the primary thoroughfare within the upper town centre, it leads south into Market Place, and north into Festival Place Shopping Centre. Nearby occupiers include CEX, Barclays, Sony Centre, Halifax, Greggs, Tiger and Game Station.

## ACCOMMODATION

The property comprises a ground floor retail unit providing approximately 380 sq ft of retail floorspace. The unit has the benefit of planning consent for both A1 retail or A2 office use. The property has the following approximate dimensions and floor areas:

Gross frontage	4.62 m	15' 2"
Return frontage	5.80 m	19' 1"
Maximum internal width	4.29 m	14' 0"
Maximum shop depth	9.44 m	31' 0"

**Retail Area** **35.30 m<sup>2</sup>** **380 sq ft**

There will be a toilet facility located to the rear of the property. The premises have been stripped back to shell condition, ready to accommodate the fit out of the incoming tenant.

## REQUIRED WORKS

24 Wote Street is presently arranged to provide a single retail unit. Our client is however able to divide the property into two separate retail units, which would comprise 24A and 24B Wote Street. A planning application to divide the units has been lodged with Basingstoke & Deane Borough Council, and the works that will be required in order to divide the property into two separate retail units, and to install an additional toilet facility, have been tendered.

## LEASE

A new fully repairing and insuring lease is available for a term by arrangement, to incorporate upward only rent reviews at five yearly intervals.

## RENT

£28,300 per annum exclusive.

## RATES

The premises have previously been assessed as part of a larger unit, and will now need to be reassessed for rates. Interested parties are advised to make their own enquiries with the rates department of Basingstoke & Deane Borough Council.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this matter.

## VIEWINGS

By appointment with the sole agent:



**e-mail: [neil.davidson@bdt.uk.com](mailto:neil.davidson@bdt.uk.com)**

Ref:NDD/jh/24B Wote Street(18.05.2011)

## Misrepresentation Clause:

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