

SHOP PREMISES

**800 Sq Ft
approx**

TO LET



33 WOTE STREET, BASINGSTOKE, RG21 7NF

- Immediately adjacent to Festival Place
- Prominent location with excellent pedestrian footfall
- Pedestrianised old town centre
- Presently offering A1 use
- 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 a major commercial centre, strategically located in Central Southern England, it has a catchment population of approximately 150,000.

The available property is located at the northern end of Wote Street, immediately adjacent to Festival Place shopping centre, and very close to the Red Lion Lane car park. Wote Street is the primary thoroughfare within the upper town centre area, nearby occupiers include Debenhams, HBOS, Barclays, Sony Centre, Caffè Nero and CEX.

ACCOMMODATION: The available property comprises a lock up retail unit, constructed in clear space, with the benefit of rear loading, a shared rear service yard, and rear parking.

The property has the following approximate dimensions and areas:

Internal Width:	16' 8"	5.06 m
Shop Depth:	49' 1"	14.96 m
Built Depth:	54' 8"	16.66 m

Net Retail Area:	791 sq ft	73.49 m²
Net Staff Area:	30 sq ft	2.79 m²

LEASE: A new fully repairing and insuring lease is available upon terms to be agreed.

USE: The shop has the benefit of Class A1 use.

RENT: We are quoting a rent of £39,500 per annum exclusive of rates, service charge and VAT.

RATES: The property is currently assessed within Basingstoke & Deane Borough Council as a shop and premises at a rateable value of £33,500 with effect from 1st April 2010. The uniform business rate for 2011-2012 is £0.433.

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

VIEWINGS: By appointment with the sole agent:



e-mail: neil.davidson@bdt.uk.com

Ref: NDD/jh/33 Wote Street(18-05.2011)

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.