

SHOP PREMISES

TO LET



35 WOTE STREET, BASINGSTOKE

- Adjacent to Festival Place
- Prominent location
- Pedestrianised old town centre

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01256 840777

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

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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 Red Lion car park. Wote Street is the primary thoroughfare within the upper town centre area, nearby occupiers include Debenhams, HBOS, Barclays, Cancer Research and CEX.

ACCOMMODATION

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

The property has the following approximate dimensions and areas:

Internal Width:	16' 3"	4.96 m
Internal Depth:	79' 0"	15.00 m
Net Retail Area:	800 sq ft	74.40 sq m
Net Staff Area:	25 sq ft	2.32 sq m

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, and previously traded as a takeaway sandwich shop.

RENT

£42,000 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 £33,000. The rates payable for 2010/2011 are £13,662.

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/35 Wote Street(01-07.2010)

Camberley Office:
Quatro House, Lyon Way
Frimley, CAMBERLEY, GU16 7ER
Tel: 01276 804804
Fax: 01276 804805

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