

RETAIL/SHOWROOM UNIT TO LET ON NEW LEASE TERMS

**1,825 Sq Ft (170 Sq m)
Shared Forecourt and Parking Area**



**UNITS 1-3 CAROLINE COURT, CRANBOURNE LANE
BASINGSTOKE, RG21 3NY**



(Rear Delivery Access)

- Retail area of approx 1,270 sq ft.
- Frontage of approx 15m.
- Security shutters.
- Rear storage and delivery access.
- No A3 or A5 uses permitted

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BASINGSTOKE

The town lies approximately 45 miles south west of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). The internal road system is highly efficient and shopping/leisure facilities are much improved, with the Festival Place redevelopment having now established and matured.

LOCATION

Caroline Court is positioned adjacent to Cranbourne Lane on the Harrow Way residential estate in Basingstoke. It lies approximately 1½ miles to the south west of the town centre, with easy access provided to the ring road system, which in turn allows quick access to junctions 6 or 7 of the M3 motorway.

PROPERTY DESCRIPTION

The property offers showroom/retail premises (with an existing A1 planning consent), visible from Cranbourne Lane. The building is a 3 storey brick construction beneath a flat roof, with upper parts devoted to residential flats. There is a substantial shared forecourt area offering parking opportunities for staff and customers. A 'stop' on one of the town's bus routes is positioned within a short walking distance.

The property is served from a slightly recessed entrance, supplemented by rear access to the ancillary areas which essentially comprise storage, toilets and a small office. The overall retail frontage is approximately 15m in width. Internally, the existing tenant will be expected to address dilapidations, but at this stage discussion is feasible concerning the prospects of retaining certain tenant fixtures and fittings.

FLOOR AREAS

	Sq ft	Sq m
Retail area	1,267	117.70
Stores/Office	521	48.40
Kitchen	37	3.44
Total approx net area:	1,825	169.5

TERMS

A new lease is available by arrangement directly with the landlord. The asking rent is £25,000 per annum exclusive.

RATES

The rateable value listed on the VOA website is £15,500, which would result in rates payable of £6,712 per annum, although prospective occupiers are always advised to clarify matters with the Borough Council's Rating Department on 01256 844844.

LEGAL COSTS & VIEWING ARRANGEMENTS

Each party are to bear their own legal costs. Viewing inspections can be arranged via the sole agents:



e-mail: richard.thomas@bdt.uk.com

Ref: RT/jh/1-3 Caroline Court(30.11.2011)

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.