

SITE FOR SALE WITH PLANNING CONSENT FOR HOTEL DEVELOPMENT

**SITE AREA OF APPROX. 0.5 ACRES, PROMINENTLY
POSITIONED IN BASING VIEW, BASINGSTOKE**



**THE GLASSHOUSE
SITE, BASING VIEW,
BASINGSTOKE,
RG21 4HG**

- Prominent position with 3 road frontages
- Walking distance from town centre and railway station
- Suitable for a 2 star budget hotel scheme, with 137 bedrooms, and 45 car parking spaces
- Alternatively an office scheme would be feasible, subject to planning



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Offices also in Camberley

BASINGSTOKE

The town is approx 45 miles south west of London, served by junctions 6 & 7 of the M3 motorway, easy access is offered 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 have been upgraded with the advent of the Festival Place redevelopment.

DESCRIPTION

The Glasshouse site, 0.5 acres or thereabouts, is positioned on the lower tier of Basing View, prominent and visible to Churchill Way East. It comprises what is effectively an island site, adjacent to the Sun Life HQ building, with 3 main road frontages. Festival Place shopping and restaurant facilities are within a short walk, as are the bus and railway stations.

PLANNING

Consent no. BDB 70249 allows for redevelopment of the site to provide a 9 storey hotel providing 137 rooms, and 45 car spaces (part basement). It is anticipated that the scheme would provide a 2 star budget hotel. Section 106 conditions apply.

DISPOSAL OPTIONS

The Glasshouse site is offered on either a long leasehold basis for sale, or as a design and build opportunity for a hotel operator by way of a conventional lease. The Ground Lease, when Completed with Basingstoke & Deane Borough Council will provide for a period of 125-150 years, subject to a ground rent of 5% of rents received for the first 25 years of the term, increasing to 7.5% thereafter.

LEGAL COSTS

The ingoing tenant should bear the landlord's reasonable legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

FURTHER INFORMATION

The site can be inspected without prior arrangement. Thereafter, interested parties should contact the joint sole agents in order to progress discussions;



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