

SHOP PREMISES WITH A1/A2 CONSENT

**1,125 Sq Ft
TO LET**



**22/24 WOTE STREET, BASINGSTOKE
HAMPSHIRE RG21 7NL**

- Close to Festival Place
- Prominent location
- Return frontage to Potters Walk
- Pedestrianised old town area
- A1/A2 use permitted

Sales & Lettings
Acquisitions
Rent Reviews
Lease Renewals
Rating Appeals
Valuations
Development
Investment
Management

 **baker
davidson
thomas**
www.bdt.uk.com
01256 840777

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

Offices also in Camberley

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 the Walks and Festival Place Shopping Centre. Nearby occupiers include CEX, Barclays, Halifax, Greggs, and Cancer Research.

ACCOMMODATION

The premises presently comprises a single ground floor retail unit providing approximately 1125 sq ft of retail floorspace, however the building was originally arranged as two separate units. Whilst the property now trades as a single combined unit, it could easily revert to its previous two unit layout, should this be required. The building is suitable for A1 retail or A2 office use. The property has the following approximate dimensions and floor areas:

Shop Unit 1

| | | |
|----------------|-------|---------|
| Gross frontage | 3.22m | 10' 5" |
| Internal width | 2.95m | 9' 8" |
| Shop depth | 9.39m | 30' 10" |

Retail Area **27.69m² 298 sq ft**

Shop Unit 2

| | | |
|-----------------|-------|--------|
| Gross frontage | 9.24m | 30' 4" |
| Return frontage | 5.80m | 19' 1" |
| Shop depth | 8.55m | 28' 1" |

Retail Area **76.63m² 825 sq ft**

The property is presently fitted out for use as an employment agency, incorporating carpeting, suspended ceilings with flush fitting fluorescent lighting, with air conditioning provided by means of individual cassettes. There is a toilet, and a small kitchenette facility located to the rear of the property. In the event that the property was to revert back to two separate retail units, it is likely that the premises would be stripped back to shell condition, ready for the ingoing tenants fit out.

LEASE

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

RENT

| | | |
|-------------|----------------|------------------|
| Shop Unit 1 | 22 Wote Street | Upon Application |
| Shop Unit 2 | 24 Wote Street | Upon Application |

RATES

We have been advised that the premises have a current rateable value of £59,000. Rates payable for the year to April 2011 are based upon a figure of 41.4 pence in the £. 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

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

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.