

PROMINENT CORNER POSITION

**2 Winchester Street**

Basingstoke, RG21 7EB

**PERIOD BUILDING
SUITABLE FOR
RESTAURANT / LEISURE /
USE CLASS E, FRONTING
MARKET PLACE**

4,876 to 7,137 sq ft
(453 to 663.05 sq m)

- New lease, nil premium
- Substantial Ground Floor & Basement, previously trading as Vault Restaurant & Bar
- Rear access and goods delivery
- New Lease Terms
- Rear Yard/Service Area
- Planning permission secured for rear terrace and seating

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Summary

Available Size	4,876 to 7,137 sq ft
Rent	£55,000 - £85,000 per annum Options below
Rateable Value	£49,750
Service Charge	Upon enquiry
VAT	Applicable. The property is registered for VAT and accordingly VAT is payable on the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	A+

Description

The property comprises a former restaurant/bar. The three storey period building is constructed of brick with timber sash windows under a pitched tile roof with dormer windows, and was sympathetically restored around 2022. The previous Tenant has invested heavily to create a fine dining experience, which included kitchens on the ground and first floor, and bar areas in the basement, ground floor and first floor. WCs are located on all three floors.

Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

The property occupies a prominent corner position, within a pedestrianised location fronting onto Winchester Street, Market Place and Church Street in Basingstoke's 'Old Town'. The 'Old Town' is a secondary retailing pitch popular with A2 ad A3 occupiers. Nearby occupiers include Zizzi's, McDondald's, Wetherspoons, Poppins, Leightons Opticians, Barclays Bank to name but a few. The Willis Museum and Art Gallery is diagonally opposite the property.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Availability
Basement	Basement	2,131	197.98	Available
Ground	Ground	2,745	255.02	Available
1st	1st	1,678	155.89	Available
2nd	2nd	583	54.16	Available
Total		7,137	663.05	

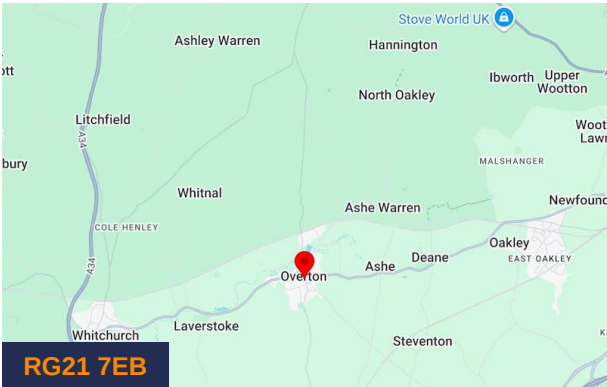
Terms

Option 1: Leasehold – Ground Floor and Basement

The ground floor and basement are available on a new effective fully repairing and insuring lease for a period term to be agreed.

Rent: £55,000 per annum exclusive rising to £65,000 per annum exclusive in the 5th year.

Option 2: Leasehold – Entire Building



Viewing & Further Information



Russell Ware
01256 840777 | 07747 846422
Russell.Ware@bdt.uk.com



Andy Gibbs
01256 840777 | 07766 951719
andy.gibbs@bdt.uk.com

The entire building is available to let on a new Full repairing and insuring lease for a term by arrangement.

The rent is £85,000 per annum exclusive.

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £51,000)

Availability

Immediately on completion of legal formalities.





