



8 New Street

Basingstoke, RG21 7DE

HIGHLY PROMINENT RETAIL UNIT “ELDERBERRY BRIDES UNAFFECTED”

1,011 sq ft
(93.92 sq m)

- Use Class E
- Highly prominent 'curbside' location
- New lease terms
- Suitable for retail/showroom or office
- Hot food restaurant / takeaway uses considered ('STPP')

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Summary

Available Size	1,011 sq ft
Rent	£25,000 per annum
Business Rates	To be reassessed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises are currently trading as Elderberry Brides who have been in occupation for many years. Elderberry Brides will continue trading and move into the first floor as soon as a suitable tenant is found. The premises are arranged over the ground floor, which is currently partitioned to provide a large retail area together with ancillary storage/sales areas to the rear. There is a separate kitchen and wc and access onto a patio area to the side, which could offer some outside accommodation.

Location

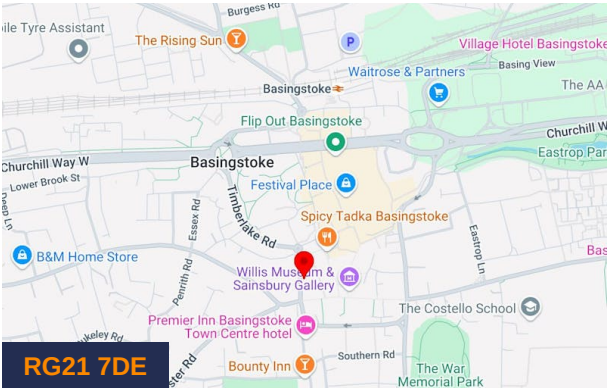
Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, 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.

Terms

A new effective fully repairing and insuring lease to be granted for a term to be agreed, contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act Part II as amended.

Viewings

Viewings strictly by appointment with the sole agents.



Viewing & Further Information



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