



19 Church Street

Basingstoke, RG21 7QG

****USE CLASS E****

**PRIME TOWN CENTRE
RETAIL PREMISES**

682 sq ft

(63.36 sq m)

- 2 Car Spaces
- Prime "Top of Town" Position
- Rear Servicing via Joyces Yard
- Close Proximity to the Festival Place Shopping Centre
- Current Layout Ideal for Beauty Therapy Type Uses
- 100% Small Business Rates Relief (subject to status)

01256 840777

www.bdt.uk.com

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Summary

Available Size	682 sq ft
Rent	£23,000 per annum
Rateable Value	£12,750
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The accommodation comprises a ground floor retail unit, in a prominent position, towards the bottom end of Church Street.

The accommodation is currently arranged to form a front reception type area, with a number of treatment rooms behind.

The premises benefit from rear servicing via Joyces Yard for deliveries, and a rear yard providing a minimum of 2 car parking spaces.

Location

Basingstoke is 45 miles to the south west 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 is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

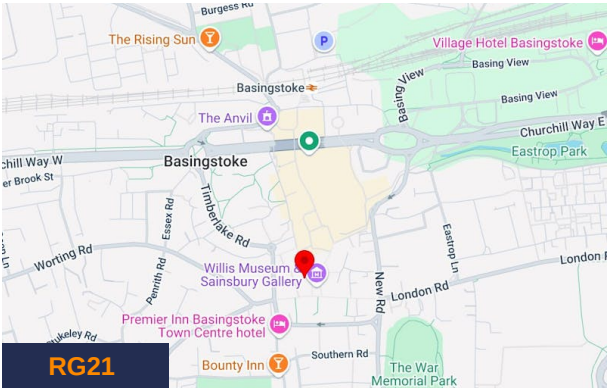
The property is located on the west side of Church Street, close to the entrance to Festival Place. Church Street is a pedestrianised street which connects Festival Place with Market Square and is considered one of the better trading locations in Basingstoke. There is a public car park immediately behind it, in Joyces Yard and there is easy access to the other town centre car parks.

Terms

A new lease for a term by arrangement to be outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (part II) as amended, and subject to periodic rent reviews.

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



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