



5 Kensington House

Town Centre, Basingstoke, RG21 7LN

Prominent retail premises
within restaurant hub of
Festival Place

1,252 sq ft
(116.31 sq m)

- Prominently located on Queen Annes Square
- Ground & Basement Floors
- High footfall location
- Neighbouring occupiers include, Chi, Kokoro, Cafe Giardino, Festival Street Kitchen, Burger King

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Summary

Available Size	1,252 sq ft
Rent	Rent on application
Rates Payable	£10,260 per annum Effective April 2026
Rateable Value	£23,750
Service Charge	£10,962 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

The subject unit is arranged over ground and basement floors and was most recently occupied by Granary Bakery. The ground floor offers a dining and serving area. To the rear is a private office. Whilst the basement is used as a kitchen and storage.

Ground Floor Sales: 899 sq ft
Basement/Kitchen: 353 sq ft

Location

The retail/restaurant unit is prominently located in the food court hub, with neighbouring occupiers including Kokoro, Chi, Festival Street Kitchen and Cafe Giardino.

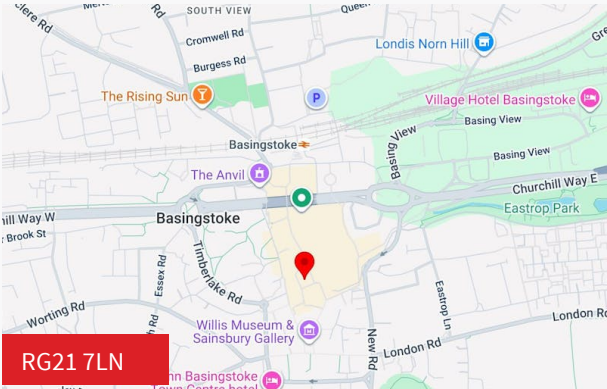
Festival Place is the pre-eminent shopping and leisure destination in North Hampshire, boasting a strong footfall, an affluent catchment and an appealing tenant mix. The one million sq. ft. retail and leisure destination is anchored by Next, H&M and Marks & Spencer. The centre has a strong restaurant and leisure offering, with Vue cinemas, Ask Italian, Wagammas, Cote Brasserie and GBK to name a few. Benefitting from a catchment of 1.3 million people, with 1.7 million people within thirty-minutes drive time, and 11,500 office workers within half a mile, Festival Place is the hub of Basingstoke town centre.

Terms

A new lease to be granted for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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