



## 9 Kensington House

Town Centre, Basingstoke, RG21 7LN

## Retail Unit within Festival Place shopping centre

945 sq ft

(87.79 sq m)

- Ground Floor Sales & Ancillary basement storage/kitchenette
- Neighbouring occupiers include Savers, HSBC, T K Maxx, Sports Direct and Kushti Comics

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 945 sq ft                          |
| Rent           | Rent on application                |
| Rates Payable  | £11,227.50 per annum               |
| Rateable Value | £22,500                            |
| Service Charge | £10,300 per annum                  |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (70)                             |

Description

The subject property is arranged over ground and basement levels. The ground floor comprises a retail sales area and a stockroom. The basement, which is split-level, provides a substantial storage area along with male and female WCs and a kitchenette.

The unit is situated in close proximity to prominent occupiers including HSBC, Savers, Sports Direct, and Kushti Comics.

Location

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 Brewdog 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.

There are a range of retail units available, offering additional basement and first floor space. Over 2,600 parking spaces available.

Over 150 shops and restaurants. 18.7 million visitors in 2024. Top 2% of UK shopping destinations. Events throughout the year

Terms

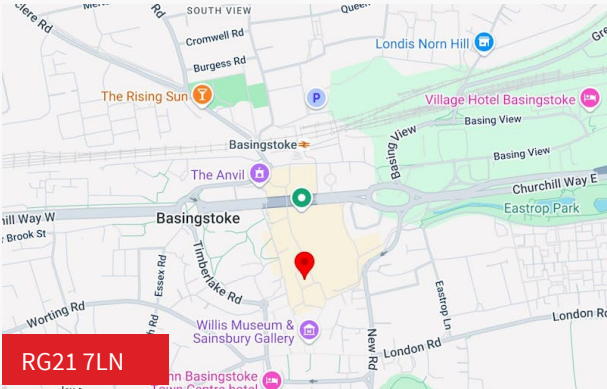
A new lease to be granted for a term to be agreed.

Legal Costs

Each party are to be responsible for their own legal costs involved in this transaction.

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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