

# RETAIL (A1 USE) TO LET



Image Coming Soon



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## 45-47 Winchester Street, Basingstoke, RG21 7EF

### Retail (A1/A2) shop to be newly refurbished with basement

**AREA:** 940 sq.ft (87 sq.m) approx. | **RENT:** £20,000 PAX

#### LOCATION:

The premises are located within 'Estate Agents' row in Winton Square which is easily accessible to the top-of-town and takes into the inner town centre one way system. Nearby occupiers include Gascoigne Pees, Romans Estate Agents, Sansome, George Estate Agents, Chequers Estate Agents, Northwoods, Baron Estate Agents, Urban Abode, The Green Room, Dominos to name but a few.

#### DESCRIPTION:

The property comprises a shop unit arranged over ground and basement floors. The the shop is to be widened towards the front s to be newly refurbished, and the landlord will provide the shop with white-painted walls and water and gas services capped-off, ready for the tenant fit-out. The basement will be dug-out and tanked to make-good of the space.

The property benefits from Retail (A1/A2) planning use.

Regulated by:



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**USE CLASS:** A1 - Shops

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	477	44
Basement	463	43
<b>TOTAL</b>	<b>940 sq.ft</b>	<b>87 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Busy City Centre location
- Prominent building
- New FRI lease available
- To be newly refurbished
- Basement to be made-good
- Retail (A1/A2) use
- 935 sq ft approx
- Potential for pop-up use

### TERMS:

A new FRI Lease term to be agreed

**RENT:** £20,000 PAX

**RATES PAYABLE:** Current combined RV is £18,700. All parties are advised to make inquiries to the relevant local council.

**VAT:** To be confirmed

**SERVICE CHARGE:** To be confirmed

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

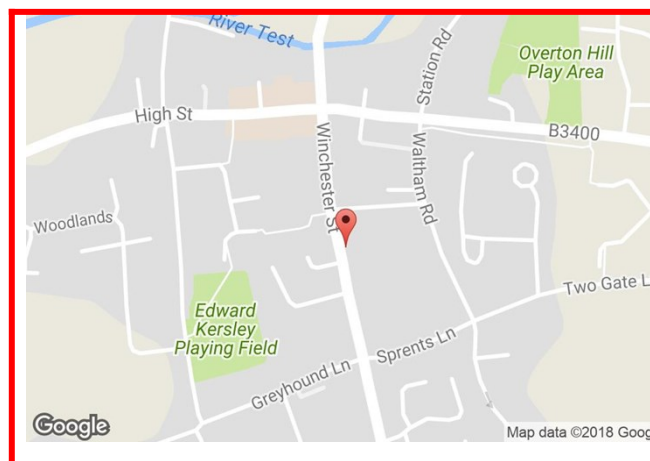


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