



Unit 1, Old Basing Mall, The Malls Shopping Centre

Basingstoke, RG21 7AW

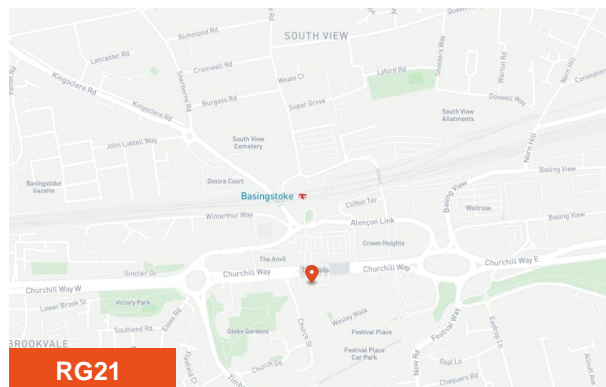
Prominent Shop Unit.

11,771 sq ft
(1,093.56 sq m)

- Corner location, prominent from Church Street.
- Service yard access via the basement.
- Key tenants include Primark, Deichmann, Sainsbury's, CeX, Boots and Costa Coffee

Summary

Available Size	11,771 sq ft
Rent	£65,000 per annum
Rates Payable	£32,768 per annum Interested parties are advised to verify rates payable with the Local Authority.
Rateable Value	£64,000
EPC Rating	Upon enquiry



Location

The Malls Shopping Centre is located at the heart of Basingstoke and forms the main pedestrian route between the train station and Festival Place.

The scheme is anchored by Primark and Sainsbury's and benefits from a 600 space car park.

The subject property occupies a corner location, prominent from Church Street. It is will positioned adjacent to Subway, and opposite Tesco Express, with Deichmann, Boots and other national operators in the immediate vicinity.

Description

The subject property comprises basement, ground and first floor retail unit.

The basement includes WC and service yard access.

Accommodation

The accommodation comprises of the following approximate areas and dimensions:-

Name	sq ft	sq m
Ground	6,052	562.25
1st	5,399	501.58
Basement	320	29.73

Tenure

The property is available by way of a new lease for a term to be agreed.

Service Charge

Available on application.

Planning

Class E.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred upon any transaction.

Viewing & Further Information

Jonathan Moore

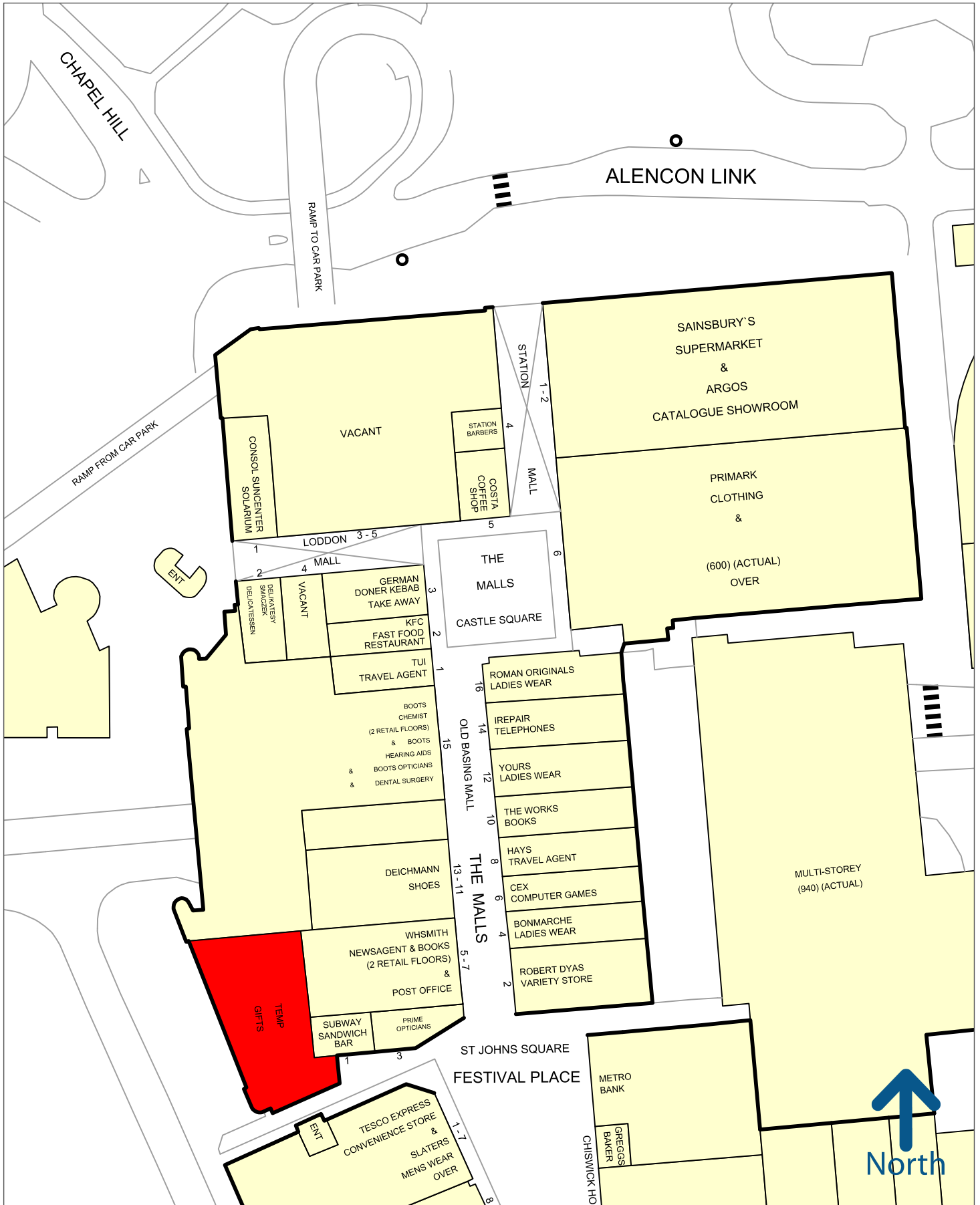
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50 metres

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