

# TO LET

## 16 Old Basing Mall, Basingstoke

Prominent Corner Unit, Subject to Vacant Possession

**Hartnell  
TaylorCook**



### Contact

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### Location - RG21 7AW

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, Wilko and Sainsbury's and benefits from a 600 space car park.

The subject property occupies a prominent corner position on Castle Square and Old Basing Mall opposite Primark and Boots.

### Description

The subject property comprises a ground floor retail unit, with dual glazed frontages and a mezzanine floor. There is basement servicing.

### Accommodation

The premises provide the following approximate areas and dimensions:-

Internal Width	9.75 m	32 ft 0 ins
Shop Depth	28.00 m	92 ft 0 ins
Ground Floor	207.73 sq.m	2,236 sq.ft
Mezzanine	39.67 sq.m	427 sq.ft
<b>Total:</b>	<b>247.4 sq.m</b>	<b>2,663 sq.ft</b>

### Tenure

The property is available by way of a new effectively FRI lease for a term to be agreed, subject to vacant possession.

### Rent

£73,500 per annum exclusive.

### Service Charge

Available on application.

### Planning

The property is classified 'Use Class E' under the Planning Use Class Order 2020.

### Rates

Rateable Value: £81,947

UBR (2021/2022): 0.512p

Rates Payable: £41,957 per annum.

Parties should verify the actual rates payable with the Local Authority.

### EPC

Available on request.

### Legal Costs

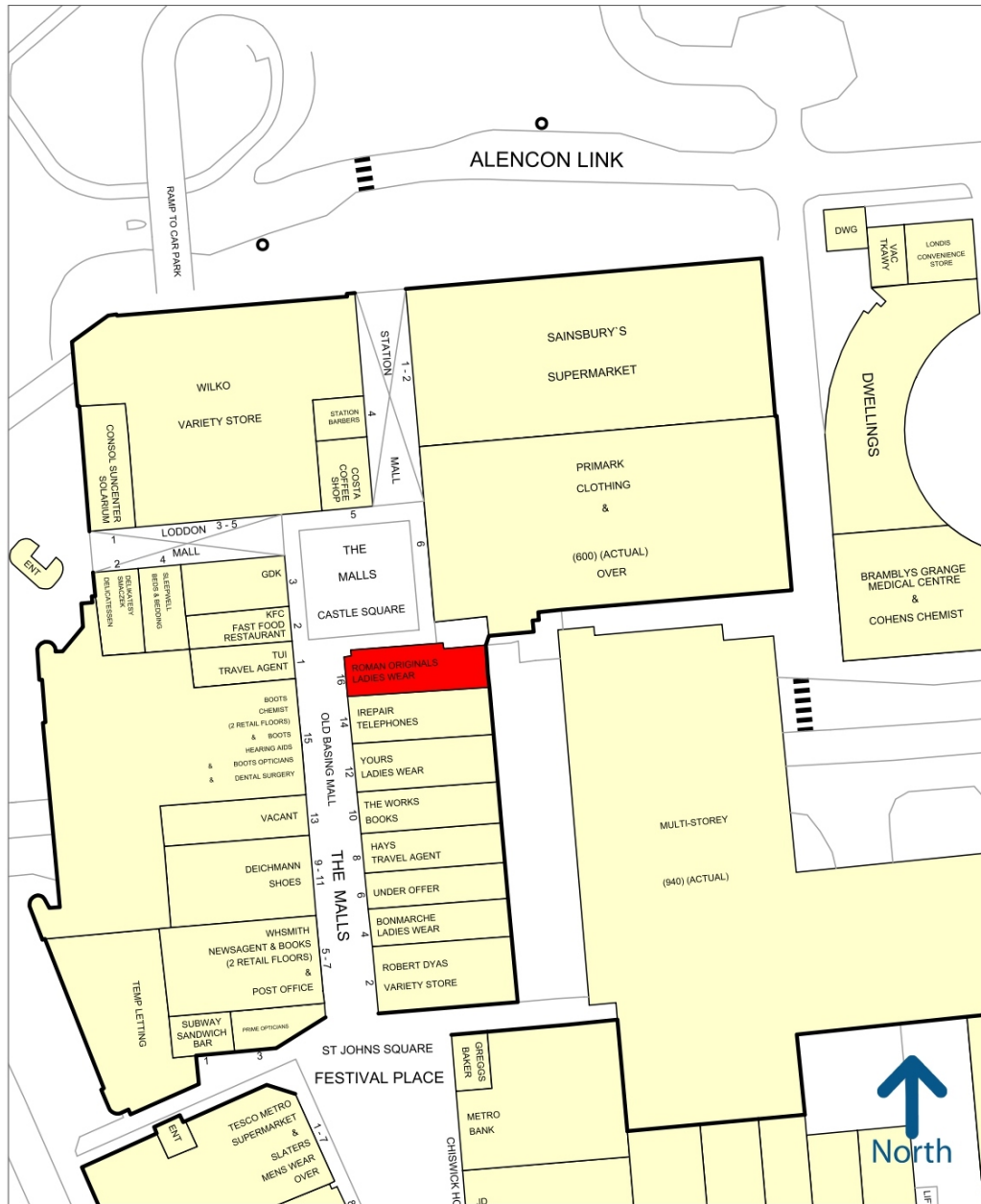
Each party to be responsible for their own legal and professional costs incurred in the transaction.

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Basingstoke



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