



16 Old Basing Mall

Basingstoke, RG21 7AW

Prominent Corner Unit.

Subject to Vacant Possession.

2,663 sq ft
(247.40 sq m)

- Dual glazed frontages.
- Nearby occupiers include Sainsbury's, Wilko, Primark, Costa Coffee, GDK.
- High footfall location.

Summary

Available Size	2,663 sq ft
Rent	£73,500 per annum
Rates Payable	£34,304 per annum Interested parties are advised to verify rates payable with the Local Authority.
Rateable Value	£67,000
EPC Rating	Upon enquiry

Location

The Malls Shopping Centre is located in 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.

Description

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

Accommodation

The accommodation comprises of the following approximate areas:-

Name	sq ft	sq m
Ground	2,236	207.73
1st - Mezzanine	427	39.67
Total	2,663	247.40

Tenure

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

Service Charge

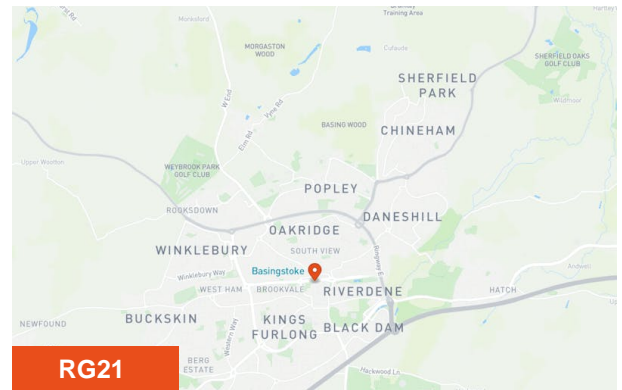
Upon application.

Planning

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

Legal Costs

Each party is responsible for their own legal and professional cost incurred in the transaction.



Viewing & Further Information

Jonathan Moore

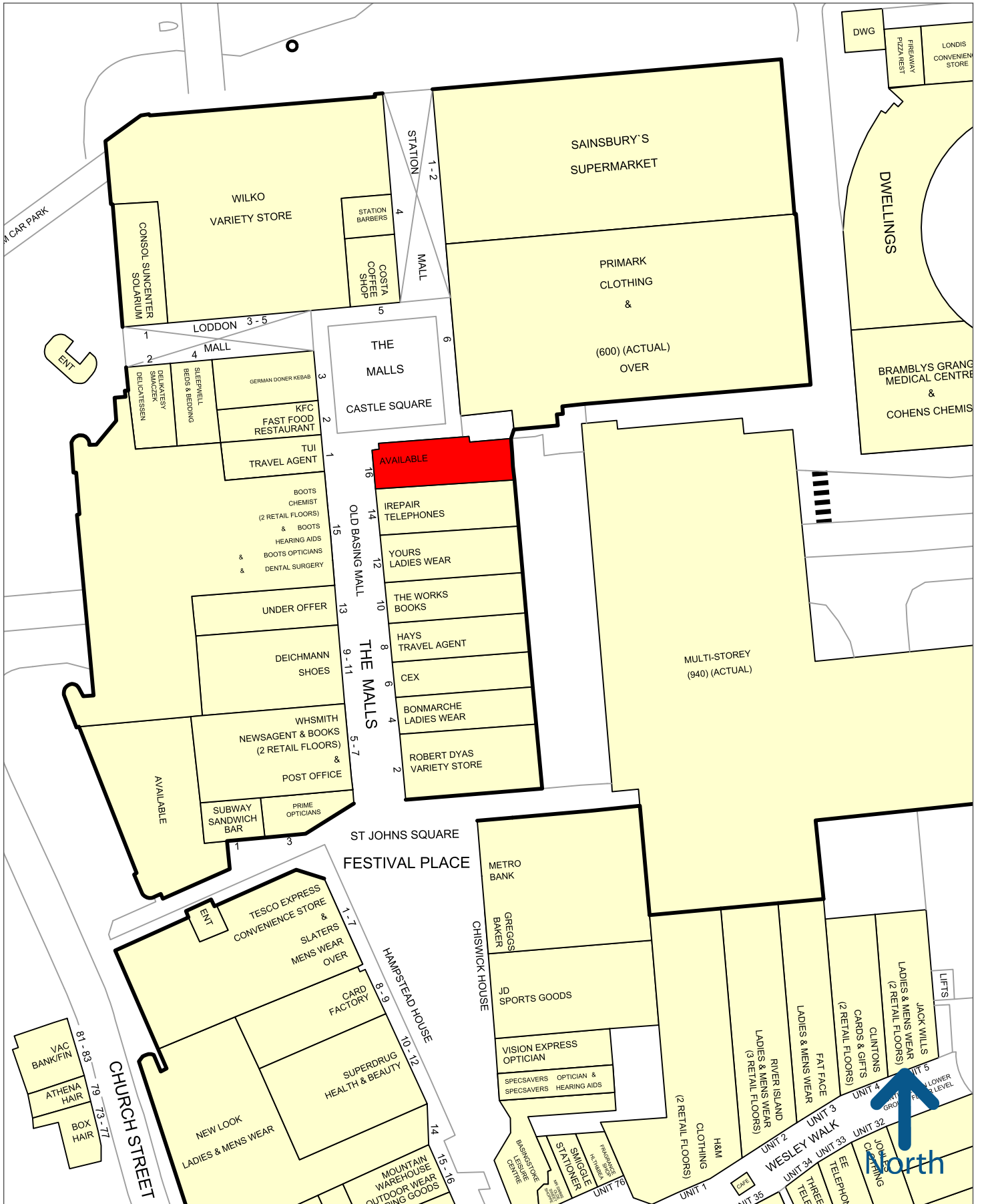
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50 metres

Experian Goad Plan Created: 03/08/2022
Created By: Hartnell Taylor Cook LLP



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