

TO LET

U1, Old Basing Mall The Malls Shopping Centre, Basingstoke

Prominent Shop Unit

**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 corner location, prominent from Church Street. It is well positioned adjacent to **Subway**, and opposite **Slater Menswear**, 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 unit provides the following approximate areas and dimensions:-

Gross Frontage:	18.69m	61 ft. 3 ins.
Internal Width:	20.66m	67 ft. 8 ins.
Shop Depth:	37.12m	121 ft. 8 ins.
Basement + WC:	30 sq.m.	320 sq.ft.
Ground Floor Total:	563 sq.m.	6,052 sq.ft.
First Floor Total:	502 sq.m.	5,399 sq.ft.
Total:	1,095 sq.m.	11,771 sq.ft.

Tenure

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

Rent

£65,000 per annum exclusive.

Service Charge

Available on application.

Planning

Class E.

Rates

Rateable Value: £103,082

UBR (2021/2022): 0.512p

Rates Payable: £52,778

Please verify the actual rates payable with local authority.

EPC

Available upon request.

Legal Costs

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

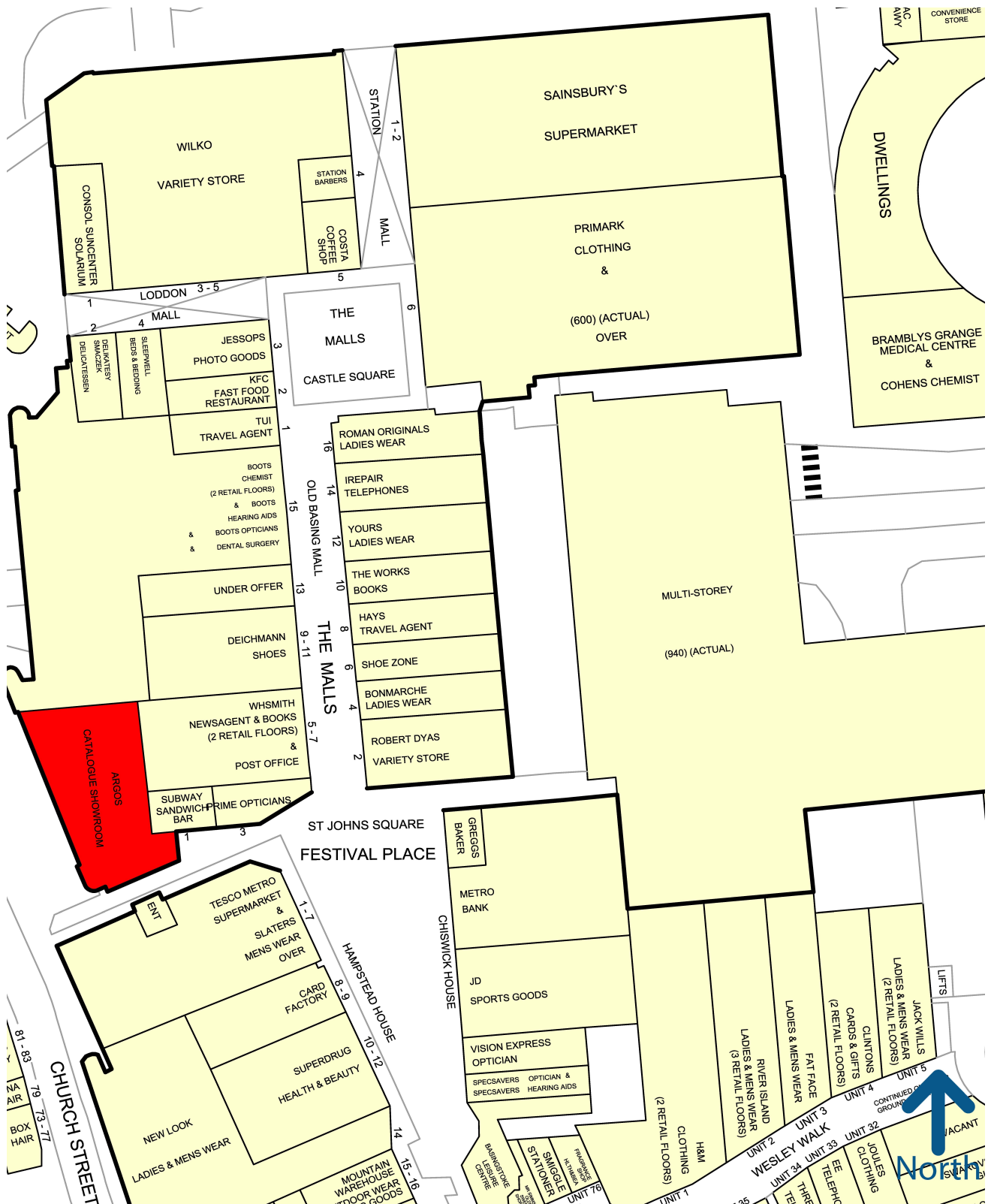
Viewing

For further information or to arrange an inspection, please contact Vic Perkins or Rob Amey.

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htc.uk.com

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