



## Unit 2

Annettes Yard, Winchester Road, Basingstoke, RG22 6HL

### Retail unit available to let in Basingstoke

**4,354 sq ft**  
(404.50 sq m)

- Excellent connectivity to A30 and M3
- Allocated parking

Summary

Available Size	4,354 sq ft
Passing Rent	£108,850 per annum
Rateable Value	£69,000
EPC Rating	Upon enquiry

Description

This unit has a steel frame structure with brick/steel cladding and pitched steel roof. The unit benefits from 4 roller shutter doors, vehicle servicing bay and there is a reception area and staff facilities.

Location

Located off Winchester Road (A30), providing direct access to Basingstoke town centre and the M3. It benefits from excellent connectivity to the national motorway network via junctions 6 and 7 of the M3, providing links to London, Southampton and Reading.

The surrounding area includes the newly developed Brighton Hill and St Michael’s Retail Park, located to the east of the unit. This retail park features well established brands, including The Gym Group, Currys, Bensons for Beds, Smyths Toys Superstore, ALDI, McDonald's, Nando's, and Greggs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,354	404.50
Total	4,354	404.50

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Terms

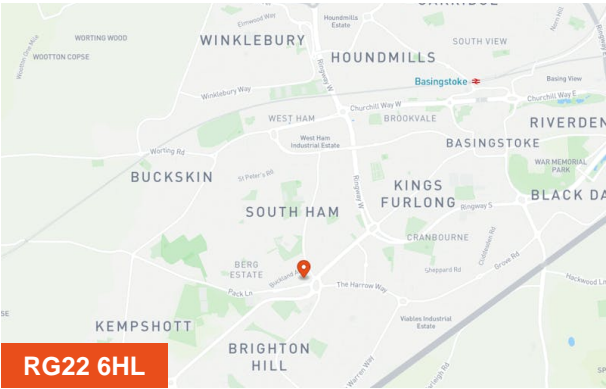
Available by way of assignment of the existing lease, expiring 28.09.2030.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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