

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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LONDON  
CLANCY

# REFURBISHED TOWN CENTRE RETAIL UNIT WITH A1/A2 USE

## TO LET – NEW LEASE TERMS

570 sq ft [53 sq m]



**1 Potters Walk**  
**Basingstoke**  
**Hampshire**  
**RG21 7GQ**

## LOCATION

The premises are situated in an excellent trading position within the Upper Town Centre. Wote Street is generally accepted as the most prime retail position within the Upper Town Centre, providing direct access to the main link into the Festival Place Shopping Centre and the Upper Town Centre with pedestrian links to the main surface car parks and the Festival Place multi-storey car park.

Nearby occupiers include Lloyds Bank, Subway, CEX Entertainment Exchange, Apple Nails, St Michael's Hospice, Sue Rider, Greggs, Plush and the Sony Centre to name but a few.

Potters Walk links Wote Street with Festival Place and Church Street and beyond.

## DESCRIPTION

The premises are arranged as a lock-up shop unit with the benefit of a wc and small stockroom with rear access. The unit has been refurbished to a good standard internally with a new suspended ceiling, LED lighting, perimeter trunking with power/ducting and an air-conditioning cassette (not tested).

## FLOOR AREAS

Internal frontage	16' 4"	[5 m]
Shop built depth	31' 5"	[9.6 m]
<b>Total retail NIA</b>	<b>570 sq ft</b>	<b>[53 sq m]</b>

## RENT/TERMS

£23,000 per annum exclusive on terms to be agreed, subject to contract.

*A generous rent free period is available, subject to contract and covenant status/security.*



## LEASE TERMS

A new lease is available for a term to be agreed.

## RATES

### 2017 Draft Valuation

Rateable value	£18,500
Uniform Business Rate (2017/18)	46.6p/£
Rates Payable (estimated)	£8,621

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority, Basingstoke & Deane Borough Council on 012656 844844.*

## EPC

The property has an Energy Performance Rating of D-84.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

## VIEWING

Strictly by appointment through the sole agents:

### Russell Ware

London Clancy

☎ 01256 462222

[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)

### Tom Clancy

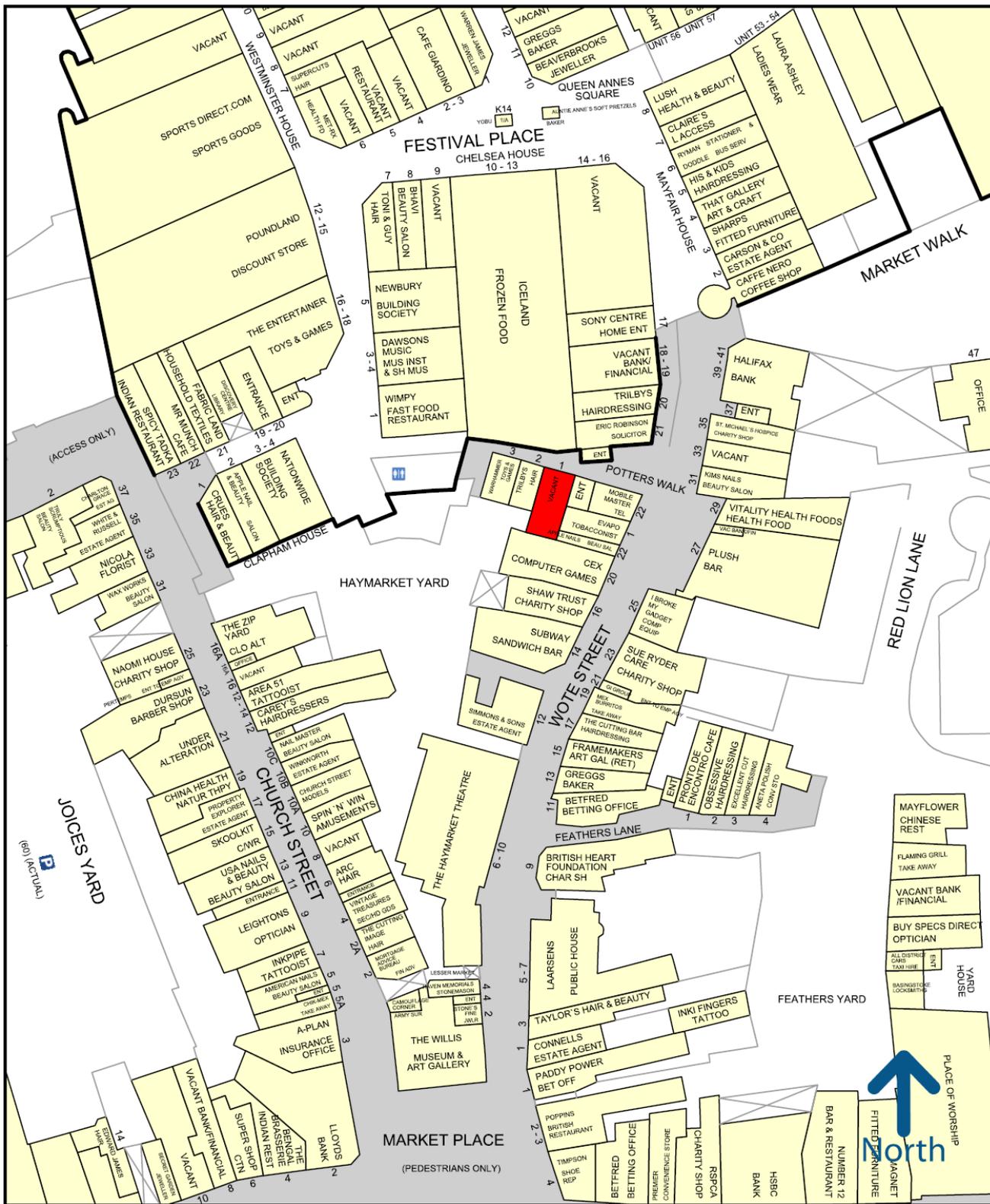
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Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.