



2 WINCHESTER STREET, BASINGSTOKE, HANTS, RG21 7EB

ACQUISITIONS BUILDING SURVEYING BUSINESS RATES CONSULTANCY DEVELOPMENT INVESTMENTS LEASE RENEWALS LETTINGS PROPERTY AUDIT PROPERTY MANAGEMENT RELOCATION RENT REVIEWS SALES VALUATIONS







## LOCATION

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The property occupies a prominent corner position, within a pedestrianised location fronting onto Winchester Street, Market Place and Church Street in Basingstoke's 'Old Town'. The 'Old Town' is a secondary retailing pitch popular with A2 and A3 occupiers.

Nearby occupiers include Zizzi's, Mc Donald's, Wetherspoons, Poppins, Leightons Opticians, Barclays Bank, National Westminster Bank.

The Willis Museum and Art Gallery is diagonally opposite the property.

### **DESCRIPTION**

The property comprises a former bank. The three storey period building is constructed of brick with timber sash windows under a pitched tile roof with dormer windows. The property also benefits from rear access via Joices Yard accessible from New Street.

#### **ACCOMMODATION**

The approximate areas of the property are as follow:-

Ground Floor	2,745 sq ft	255.01 sq m
Basement	2,131 sq ft	197.97 sq m
First Floor	1,678 sq ft	155.89 sq m
Second Floor	583 sq ft	54.16 sq m
<u>Total</u>	7,137 sq ft	<u>663.03 sq m</u>

## **PLANNING**

The property lies within the Basingstoke Town Centre Conservation Area and benefits from a Class A2 use.

Planning policy for the area is contained within the Local Plan, which was adopted in 2009. The property is located in an area zoned for commercial uses.

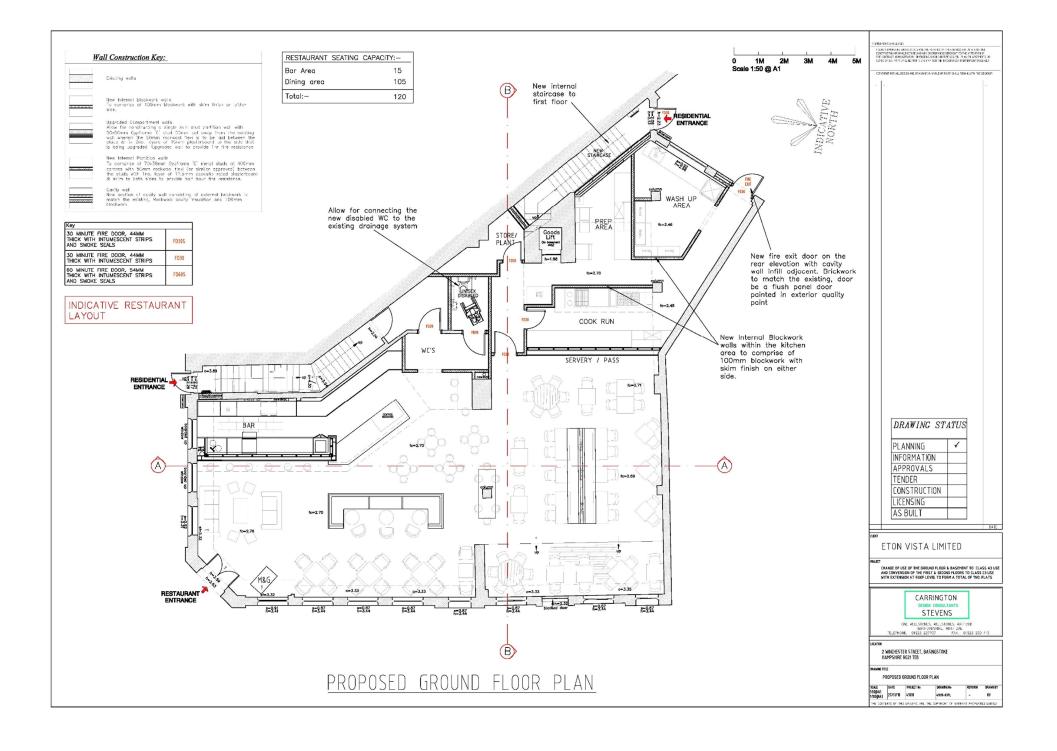
On the 8<sup>th</sup> March 2018, Planning Application was granted for a change of Use from Class A2 to Class A3 at ground and basement, together with a Change of Use to Class C3 at first and second floor with second floor extension to form 7 no. flats.

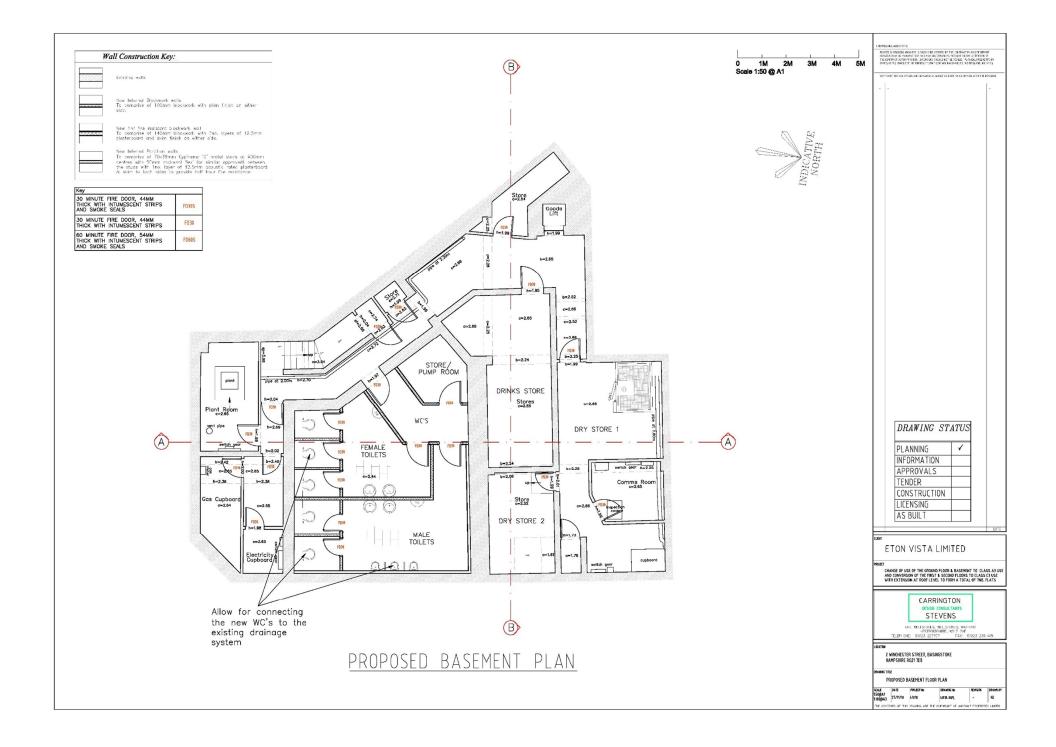
Details of the Planning Application can be viewed on the Basingstoke and Deane Council Website using Planning Reference: 18/03645/FUL.













TERMS AVAILABLE

# Option 1: Leasehold - Ground Floor and Basement (Only)

The Landlord is to undertake works to separate the ground floor and basement from the upper floors.

The ground floor and basement are available on a new fully repairing and insuring lease for a period term to be agreed.

Term by arrangement.

Rent

£55,000 per annum

## Availability

The property will be available for occupation once our client has completed the separation of the ground and upper floors.

## Option 2: Leasehold - Entire Building

The entire building is available to let on a new full repairing and insuring lease. Term by arrangement

Rent

£80,000 per annum

## Availability

The property is available for occupation on completion of legal documentation.

## Option 3: Freehold - Entire Building

The entire property is for sale with vacant possession.

Price

£1,350,000

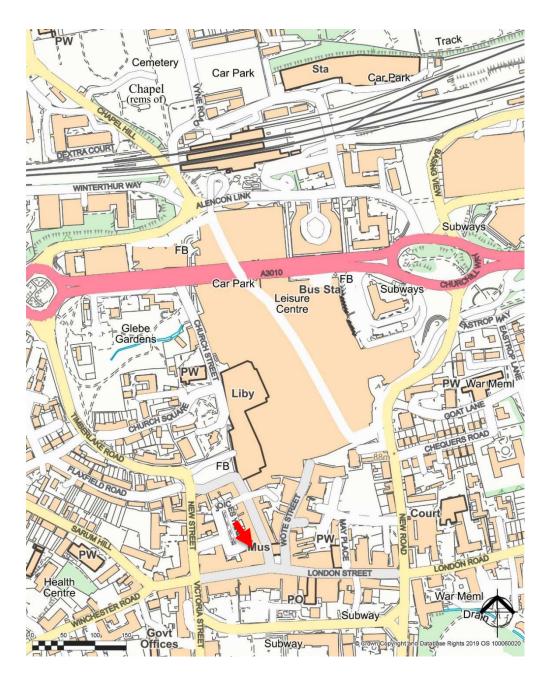
50 metres

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### **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance of the Ground Floor and Basement Unit is to be assessed and an EPC produced on completion of any separation works.

## RATING ASSESSMENT

The Rateable Value for the existing property is £53,500.

The Uniform Business Rate for the year 2019/2020 is 49.1 in the £.

Should a letting be concluded in respect of the ground floor and basement only, the Rateable Value for the property is to be reassessed.

Interested parties are advised to make their own enquiries with Basingstoke & Deane Borough Council on 01256 844844.

#### **VALUE ADDED TAX**

The property is <u>not currently</u> registered for Value Added Tax. However, it is the intention of the Clients to waiver exemption to tax the building for VAT.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:

Russell Ware 01256 462222 russellware@londonclancy.co.uk

Tom Clancy 01256 462222 tomclancy@londonclancy.co.uk



a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of teach of term.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction