

The Courtyard, 15 Winchester Road, Basingstoke, Hampshire, RG21 8UE

EMAIL info@londonclancy.co.uk TEL +44 (0)1256 462222 FAX +44 (0)1256 840146

Basingstoke Camberley Southampton Winchester www.londonclancy.com



FOR SALE

TOWN CENTRE CONVERSION/DEVELOPMENT OPPORTUNITY

- GROUND FLOOR RETAIL, PROFESSIONAL SERVICES, RESTAURANT, MEDICAL USES
- FIRST & SECOND FLOOR OFFICES WITH PLANNING PERMISSION TO CONVERT INTO 9 APARTMENTS
- TOTAL FLOOR AREA 10,974 SQ FT



8-10a LONDON STREET, BASINGSTOKE, HANTS, RG21 7NU



CGI



CGI

LOCATION

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The mainline Basingstoke railway station is within a 10 minute walk which provides a fast and frequent direct service to London Waterloo. 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 premises are situated in a prominent location in the pedestrianised London 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, Betfred, Poppins, Leightons Opticians, National Westminster Bank to name a few. The Festival Place shopping centre is within a few minutes' walk, as are the local authority car parks.

DESCRIPTION

8-10a London Street is a substantial three storey modern building with undercroft parking and access to the rear, built using traditional brick and concrete frame construction methods.

The Ground Floor comprises a former banking premises, with planning consent now granted to form two retail premises circa, 1,100 & 1,400 sq ft and also forms an area for bikes, refuse stores and alterations to shop fronts and entrances.

The First and Second Floors benefit from self-contained from access from London Street and rear access via Feathers Yard, and passenger lift provision (not tested).

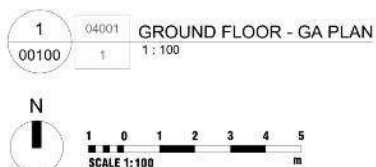
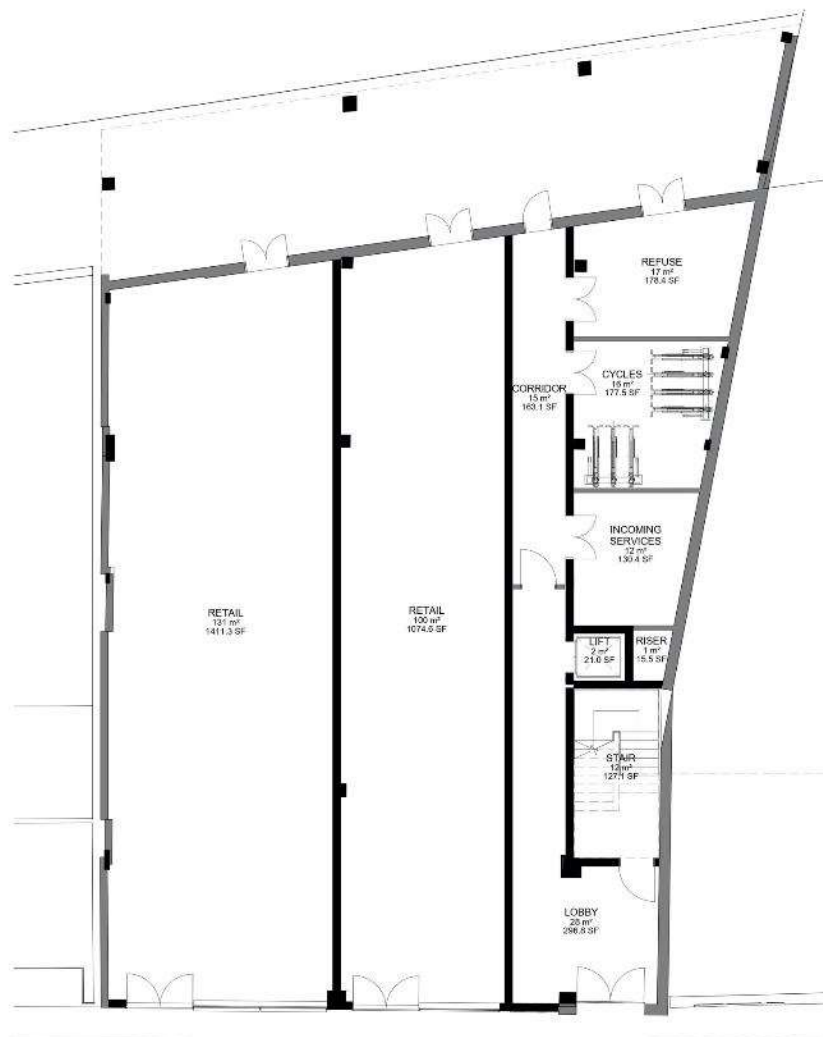
The rear undercroft provides on site parking for 4 cars, and is accessed via Feathers Yard.

ACCOMMODATION

The approximate areas of the property are as follow:-

Ground Floor	3,140 sq ft	291.71 sq m
First Floor	3,921 sq ft	364.26 sq m
Second Floor	3,913 sq ft	363.52 sq m
Total	10,974 sq ft	1,018.49 sq m





2 04001 FIRST FLOOR - GA PLAN
00100 1:100

Rev	By/Ck	Date	Description
1	CH	20.11.2019	1:100



PROJECT: 10 LONDON ST BASINGSTOKE
PROJECT NO: 19032

DRAWING TITLE:
GROUND & FIRST FLOOR PLAN
GENERAL ARRANGEMENT PLANS

STATUS: INFORMATION
PROJECT PHASE:

DRAWING NO: 19032-BAR-ZZ-00-DR-A-00100
REV:

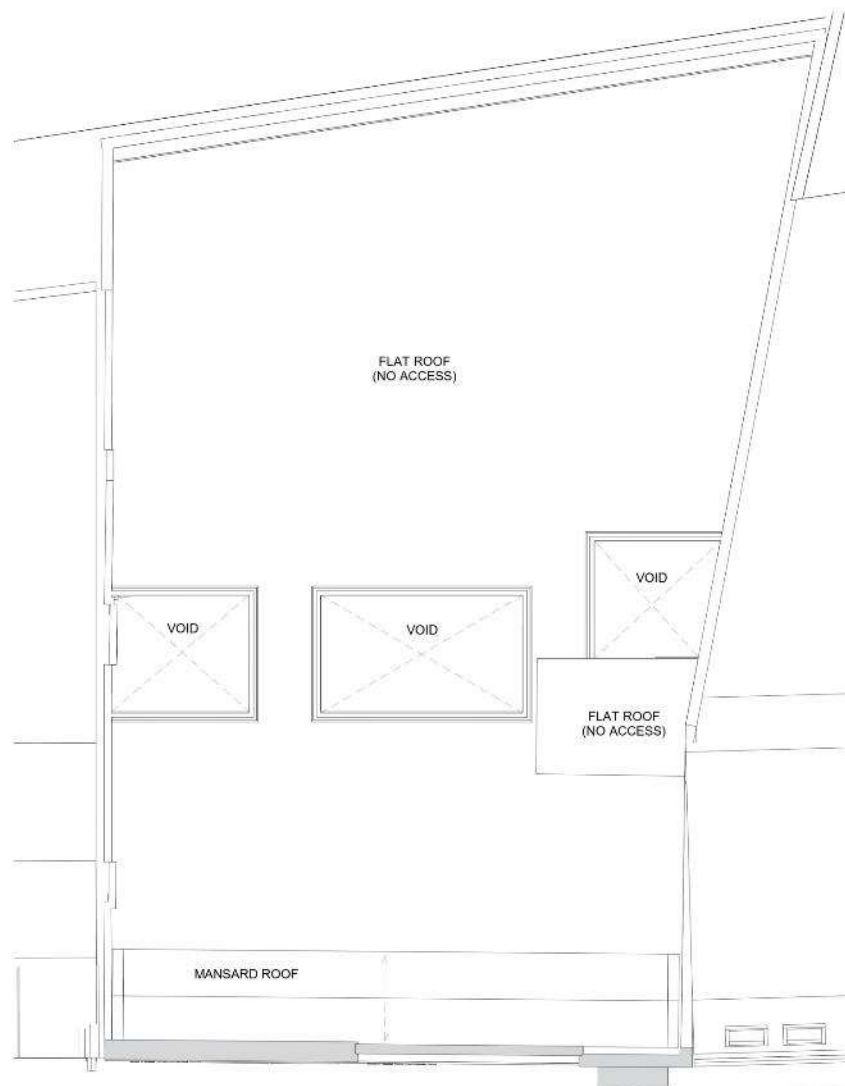
BY: NP
CHK: HG
DATE: 20.11.2019
SCALE @ 42
1:100

B+R ARCHITECTS

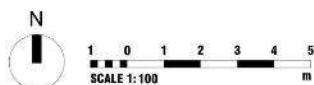
20 Shepherdess Walk,
London N1 7LB
T 020 3227 0800
E design@bandr-arch.com
www.bandr-arch.com

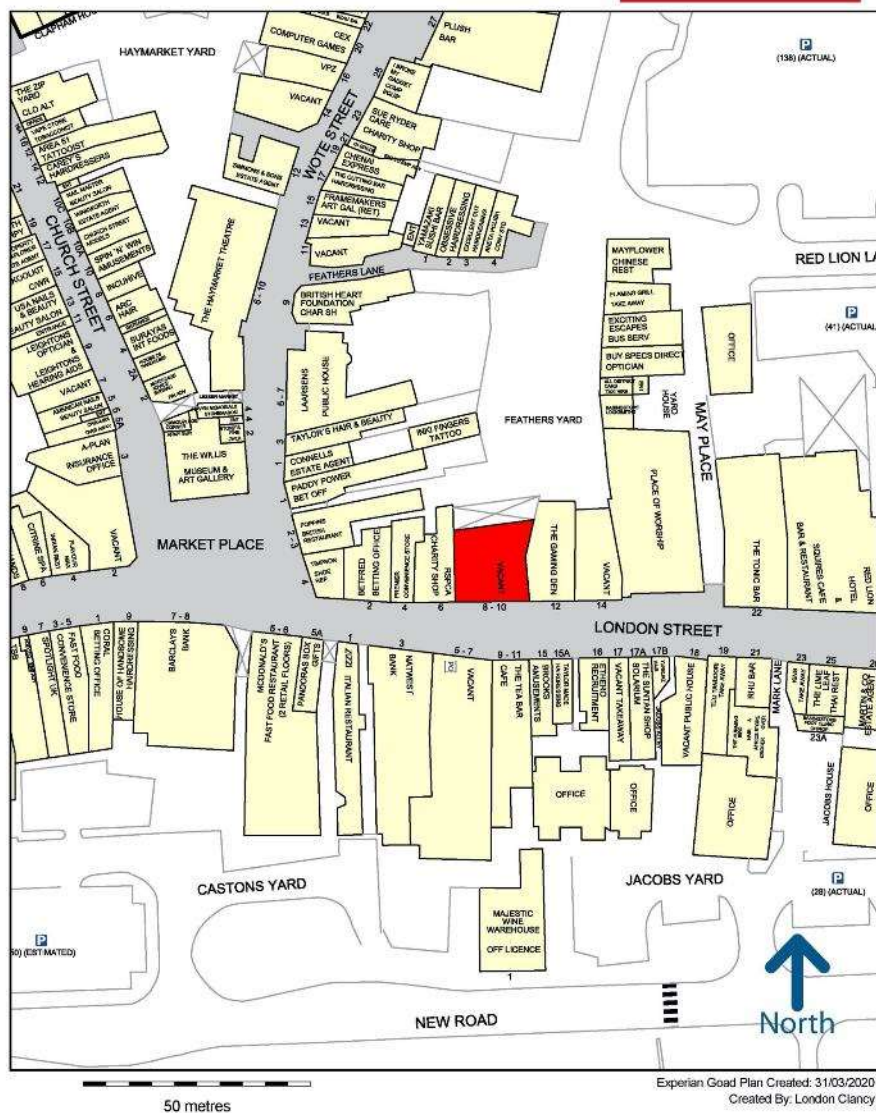


1	04001	SECOND FLOOR - GA PLAN
00102	1	1: 100



2	04001	ROOF LEVEL - GA PLAN
00102	1	1 : 100





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PLANNING

The property is within the Basingstoke and Deane Conservation Area.

Further details can be found on the Basingstoke and Deane Planning Portal using Planning Reference: 19/03303/FUL

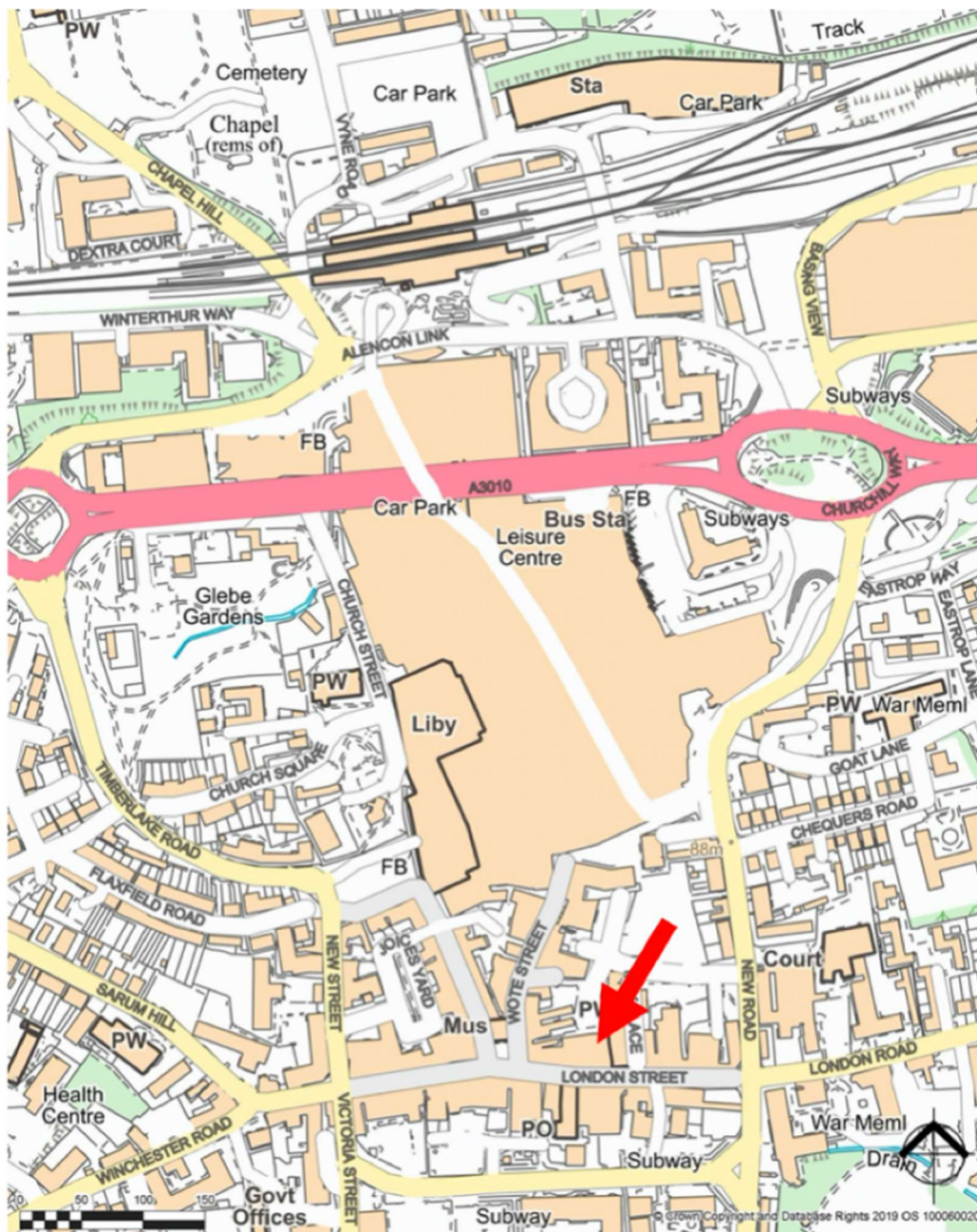
Notification of change of use of existing upper storeys and part conversion of ground floor from Banking (A2) to dwelling (C3) to provide in total 9 no. self-contained residential units. Part conversion of ground floor from Banking (A2) to open A1, A2, A3 and D1 (clinic).

There may be the ability to further develop a third storey at least over the rear element of the building, subject to planning permission.

PRICE

Offers are to be invited in the region of £1,200,000 and subject to contract only. It is intended the selected purchaser shall proceed by way of an unconditional exchange and completion, subject to clearly defined and agreed timescales. The transaction shall proceed by way of an auction style contract upon confirmation of their offer being accepted.

Full details and import documents shall be uploaded on to the Data Room. Please contact the agent for details of the link.



ENERGY PERFORMANCE CERTIFICATE

The premises has an Energy Performance Rating of TBC

RATING ASSESSMENT

The Rateable Value for the existing property is £79,500.

The Uniform Business Rate for the year 2020/2021 is 50.3 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

TBC

LEGAL COSTS

Each party are to be responsible for their legal and professional costs arising out of this transaction.

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 each of them.
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