

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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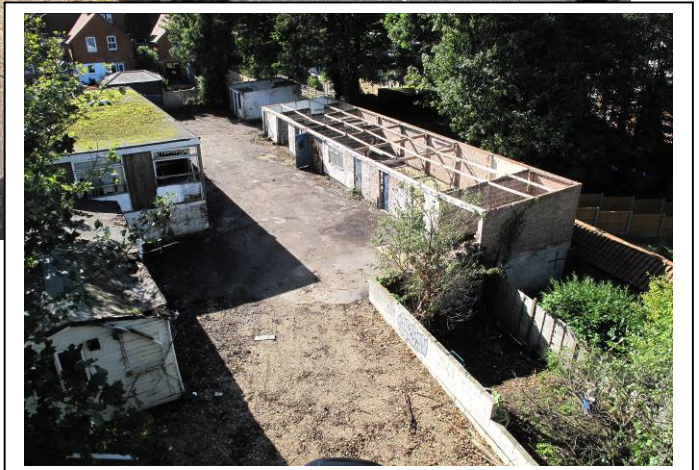


TOWN CENTRE COMMERCIAL SITE/BUILDINGS REQUIRING REFURBISHMENT

FOR SALE FREEHOLD

SUITABLE FOR OWNER OCCUPATION OR REDEVELOPMENT (STP)

APPROX 0.3 ACRES [0.12 Ha]



The Yard
Frances Road
Basingstoke
Hampshire
RG21 3DB

LOCATION

Basingstoke is strategically located in the heart of southern England. It lies some 45 miles south west of London, linked by the M3 motorway at Junctions 6 & 7 and also served by frequent rail service to and from Waterloo. The lower section of the M3 motorway ultimately provides a link to the south coast ports. Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies. In particular, it is highly ranked by the National Institute of Economic & Social Research as being a popular destination for IT and digital companies.

Frances Road is 'top of town' and is accessed from Bounty Road, a one way road via Southern Road and Hackwood Road. Bounty Road leads to Winchester Road which in turn links to Basingstoke's ring road system. Frances Road is conveniently located within easy walking distance to the 'top of town' amenities and Festival Place Shopping Centre and Basingstoke railway station.

DESCRIPTION

The premises comprise a former builders yard situated in the heart of the town centre. The site is accessed via a private single road leading off Frances Road and comprises a mixture of workshops and office buildings requiring refurbishment set with a gated site. The total site comprises approximately 0.3 acres [0.12Ha].

ACCOMMODATION

The buildings have been measured on an approximate Gross External Area basis.

Workshop building 1	253 sq ft	23.5 sq m
Workshop building 2	1,174 sq ft	109 sq m
Office	1,553 sq ft	144.3 sq m
WC Block	16 sq ft	1.5 sq m
Wooden store/office	385 sq ft	35.8 sq m
Total GEA	3,381 sq ft	314.1 sq m
Site Area (approx.)	0.3 acres	0.12 Ha

AMENITIES

- 3 mins walk to 'top of town'.
- Mainly a residential location.
- Rare freehold opportunity.
- Suitable for owner occupation.
- Residential/commercial development opportunity (subject to planning permission).

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

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



PRICE

£350,000, subject to contract only.

VAT

We understand the premises are not elected for VAT.

EPC

The property is exempt from requiring an Energy Performance Rating due to Health & Safety.

BUSINESS RATES

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

LEGAL COSTS

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

VIEWING

The site is considered hazardous for inspections and therefore viewings are to be strictly accompanied by prior arrangement.

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