



19 Church Street  
Basingstoke, RG21 7QG

**\*\*USE CLASS E\*\***  
**PRIME TOWN CENTRE**  
**RETAIL PREMISES**

**682 sq ft**  
(63.36 sq m)

- 2 Car Spaces
- Prime "Top of Town" Position
- Rear Servicing via Joyces Yard
- Close Proximity to the Festival Place Shopping Centre
- Current Layout Ideal for Beauty Therapy Type Uses
- 100% Small Business Rates Relief (subject to status)

# 19 Church Street, Basingstoke, RG21 7QG

## Summary

<b>Available Size</b>	682 sq ft
<b>Rent</b>	£23,000 per annum
<b>Rateable Value</b>	£12,750
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The accommodation comprises a ground floor retail unit, in a prominent position, towards the bottom end of Church Street.

The accommodation is currently arranged to form a front reception type area, with a number of treatment rooms behind.

The premises benefit from rear servicing via Joyces Yard for deliveries, and a rear yard providing a minimum of 2 car parking spaces.

## Location

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

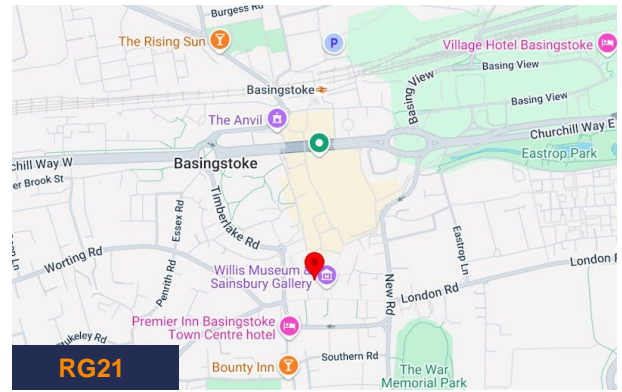
The property is located on the west side of Church Street, close to the entrance to Festival Place. Church Street is a pedestrianised street which connects Festival Place with Market Square and is considered one of the better trading locations in Basingstoke. There is a public car park immediately behind it, in Joyces Yard and there is easy access to the other town centre car parks.

## Terms

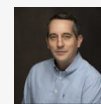
A new lease for a term by arrangement to be outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (part II) as amended, and subject to periodic rent reviews.

## Viewings

Strictly by appointment through the sole agents.



## Viewing & Further Information



**Russell Ware**

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