

# Restaurant, Retail

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY

**FULLY FITTED RESTAURANT**



## Former Little Frankies

Unit 3 Basingstoke Leisure Park, Churchill Way West, Basingstoke, RG22 6PG

## Fully fitted restaurant on Basingstoke leisure park

3,164 sq ft

(293.95 sq m)

- Leisure Park location
- Fully fitted restaurant
- Free public car park

## Summary

Available Size	3,164 sq ft
Rent	£55,000 per annum (Offers in excess of)
Rates Payable	£36,608 per annum
Rateable Value	£71,500
Service Charge	£7,599 per annum
VAT	Applicable
EPC Rating	D (83)

## Location

Basingstoke is situated in North Hampshire and is a major regional centre for commerce and industry with a borough population of approximately 180,000. The town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. There is a fast and frequent rail service to London Waterloo, timetabled at 45 minutes.

The premises occupies a prominent corner position on the Basingstoke Leisure Park, adjacent to Odeon Cinemas. Other occupiers within the leisure park scheme include Basingstoke Aquadrome, Hollywood Bowl, iFly Indoor Skydiving, Planet Ice, Buzz Bingo, Milestones Museum and Loddon Vale Indoor Bowling Club.

There are also a number of food retailers on the leisure park, including; Mc Donalds, KFC, Spruce Goose and Costa Coffee.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,972	276.11	Available

## Viewings

Strictly by appointment only with the sole agent.

## Description

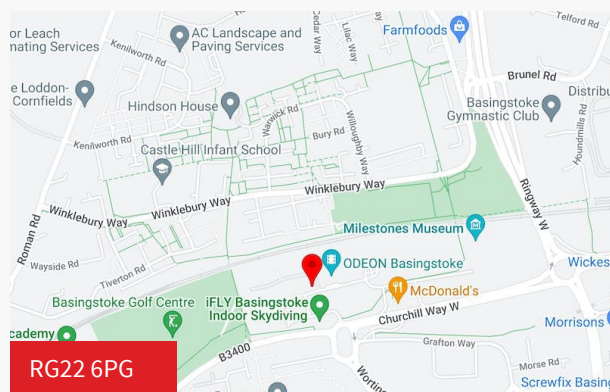
A ground floor restaurant comprising of dining area and bar to the front of the unit, and kitchen and staffroom to the rear.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Lease

A new Fully Repairing and Insuring Lease is available for a term to be agreed outside the Security of Tenure Provisions of the Landlord and Tenant Act (1954).



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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MILESTONES  
LIVING HISTORY MUSEUM



ODEON

PLANET ICE

