



13 Church Street

Basingstoke, RG21 7QG

Fully Income Producing Retail Investment with Substantial Upper Parts and Parking

1,856 sq ft
(172.43 sq m)

- Rent currently £26,000 pax, rising to £28,000 pax in March 2026
- Tenant renewed on a 10 year lease from 23.03.2023 (Expiring in 2033)
- Substantial upper parts with separate access
- Good EPC (B-44)
- Fully income producing to a single tenant

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Summary

Available Size	1,856 sq ft
Price	£400,000
Rateable Value	£20,750
Legal Fees	Each party to bear their own costs. involved in this transaction
EPC Rating	B (44)

Description

The building comprises a self-contained ground floor retail premises, together with 1st and 2nd floor accommodation. The property is of brick construction underneath a pitched clay tiled roof. The ground floor currently provides a retail unit which is currently trading as a nail bar, namely USA Nails & Beauty. The shop is well fitted as a nail bar to include ceramic tiled floor, plastered smooth finished ceilings with LED lighting. There is an internal staircase which leads from the shop area which is currently not in use so could easily be reinstated. There is storage / ancillary / kitchens to the rear together with separate access door for servicing. There is a provision for one car parking space behind the property with access via Joyces Yard. There is also a single WC, kitchen and shower facility on the ground floor.

Access to the 1st and 2nd floors is by way of a secondary staircase which also connects to a separate access corridor from Church Street. The upper floors are currently used for a mixture of treatment rooms and general ancillary accommodation and each of the 1st and 2nd floors are arranged to include one room to the rear on the half landing plus two additional rooms to the front section on each floor. There is a mixture of carpets and hard flooring and fluorescent strip lighting.

Location

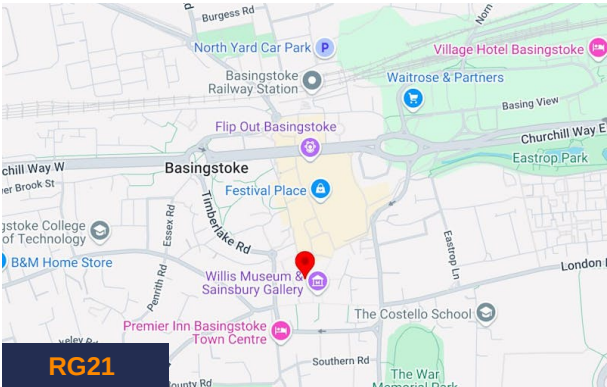
Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

Terms

The current tenants, USA Nails (Basingstoke) Ltd, have been in occupation since 2013. USA Nails renewed for a term of 10 years on 23rd March 2023 on a fully repairing and insuring basis (subject to a photographic Schedule of Condition). The current rent reflects £26,000 per annum exclusive rising to £28,000 per annum exclusive on 23rd March 2026. There is an upwards only rent review at the expiry of the 5th anniversary. There is a mutual (landlord and tenant) break clause at the end of the 5th year conditional upon not less than 6 months prior written notice. Permitted use is for Beauty Salon or A1 / A2 on the ground floor and A2 or B1a on 1st and 2nd floors of the 1987 Use Classes Order. There is a restriction against residential being permitted. A copy of the lease can be made available upon enquiry.

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



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