

GROUND FLOOR RETAIL - TO LET

5-7 LONDON STREET, BASINGSTOKE, RG21 7AB

RENT - £70,000 PER ANNUM



JACKSON
WRIGHT
PROPERTY





BASINGSTOKE

Basingstoke is the largest town in Hampshire with a population in excess of 170,000 people.

The town is located in a fantastic commuter location with easy access to Reading to the north, Southampton to the south and London to the north east.

LONDON STREET

5-7 London Street is prominently positioned in the historic 'top of the town' area of Basingstoke. The market square is immediately adjacent with Festival Place (the busy shopping and entertainment hub) just 5mins walk and Basingstoke train station a mere 10min walk from the property.

PROPERTY DETAILS

The property was previously operated as the local branch of the Post Office.

The office accommodation on the first and second floors are in negotiation with the existing occupants for a lease extension.

The construction of the building is one of a concrete frame with masonry elevations and a large flat roof. It has masonry projections to the rear and also vehicular access and parking for circa 10 vehicles (which would be available at an additional cost).

The large shop frontage, circa 8m, onto London Street provides numerous usage options (subject to the relevant consents).

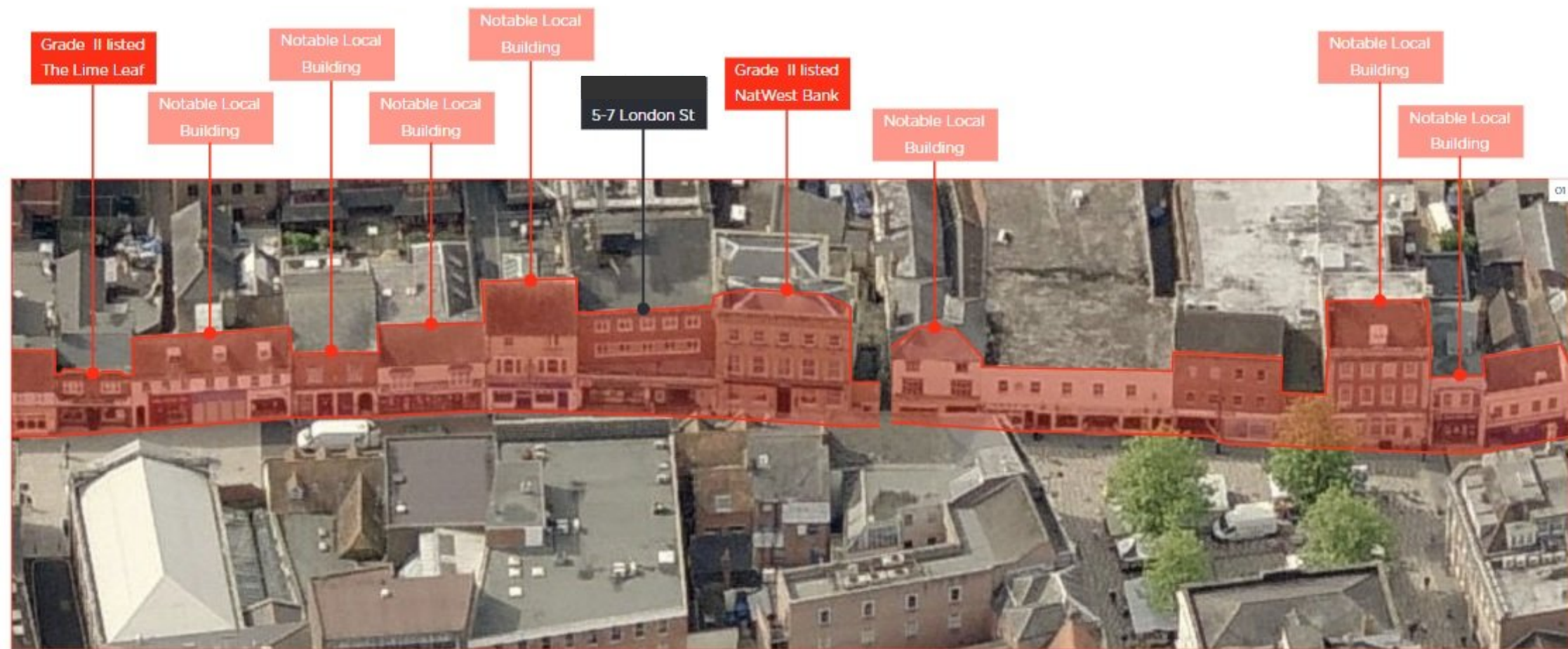
OTHER DETAILS

- The current EPC rating on the property is C (71)
- The property is not elected for VAT
- Business rates information is available upon request
- Potential to split the unit or configure to suit the occupant(s)
- Dilapidations process has commenced with previous occupier ensuring "white box" for incoming operator.



KEY HIGHLIGHTS

- Substantial Shop - 5,500 square feet/511 square metres
- Large frontage - circa 8m
- Prominent location in the heart of historic Basingstoke
- Pedestrianised area
- Close to Market Place & Festival Place
- Rear vehicular access and parking
- Suitable for a variety of uses subject to planning

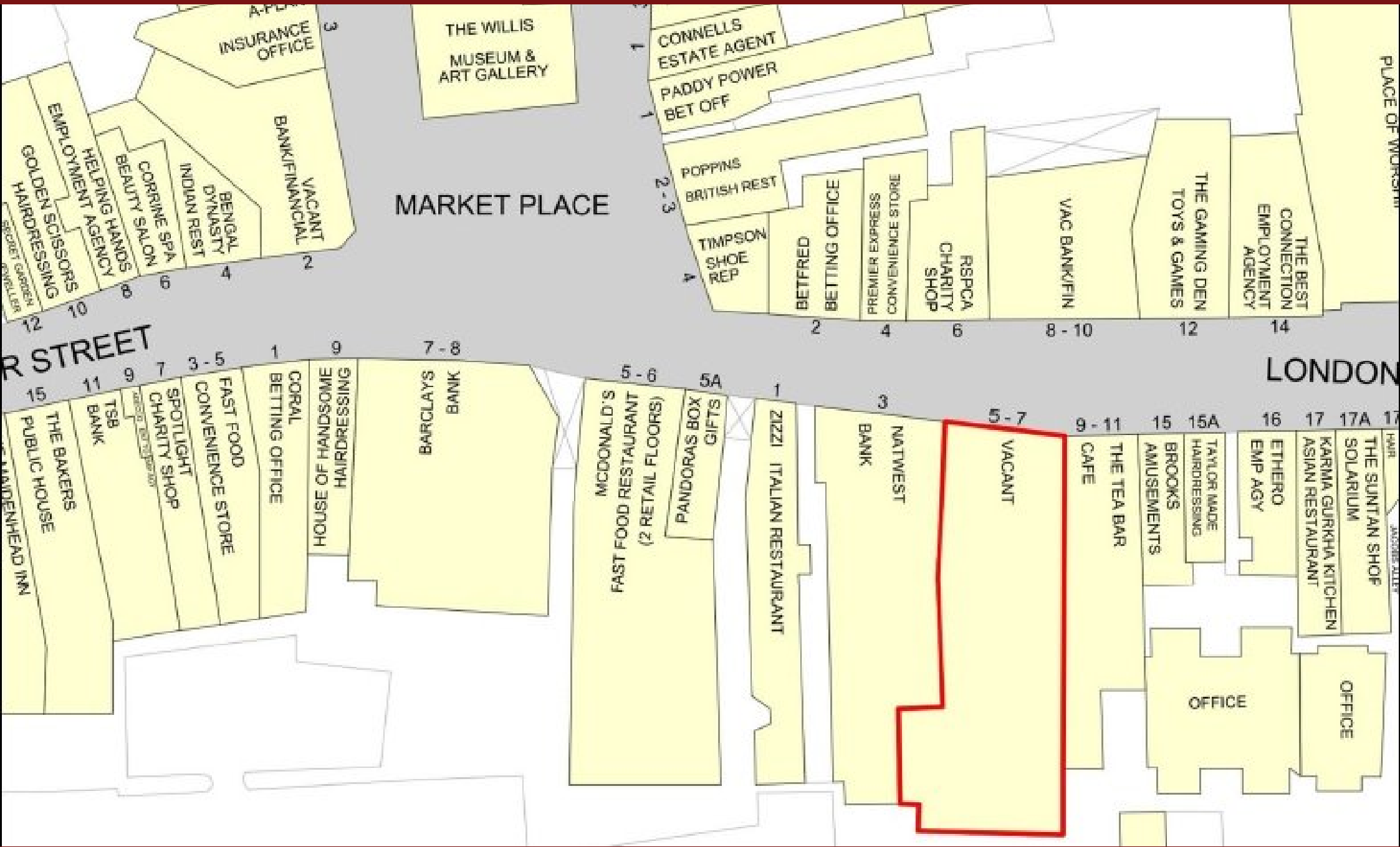


STREET SCENE

The premises enjoys a prime location on the pedestrianised London Street, one of the primary thoroughfares in the 'top of town.' Positioned close to the bustling Market Place, it shares its vicinity with well-known businesses such as McDonald's, Zizzi's, Barclays, Timpsons, and NatWest. The Red Lion hotel is conveniently nearby, along with a selection of welcoming bars.

Festival Place, a popular shopping and entertainment destination, is within easy walking distance, as are the town's surfaced and multi-storey car parks, providing convenience for both residents and visitors.

LOCATION PLAN





TOP OF TOWN MASTERPLAN

A 'masterplan' for the regeneration of the top of the town was signed off by the local authority late in 2022 and is currently in the early stages of delivery planning. This unique and ambitious plan has become a priority for the local administration and seeks to improve the area utilising existing council owned assets to promote mixed use development.

The above image (extracted from the masterplan document) shows potential for development in the land to the rear of 5-7 London Street and across the current public car parks. This letting opportunity allows a potential operator to get ahead of the game and cement a position in the area for their business ahead of this exciting future development.

Basingstoke has long been behind its smaller, local neighbours but there are exciting times a foot for the town.

CONNECTIVITY



Basingstoke boasts exceptional connectivity, with London Waterloo just a swift 45-minute train ride away. Moreover, it offers quick access to other prominent destinations such as Reading, Winchester, and Southampton.

The property enjoys a strategic advantage as it's conveniently situated within a short walk of major transport hubs, including the train station, bus station, and several taxi ranks.

This prime location not only places you in the heart of the town centre but also opens up a world of travel opportunities, whether you're exploring the local area or embarking on journeys to distant destinations.

Basingstoke boasts exceptional transportation connectivity, with a strategic location that offers convenient access by both road and rail. Positioned between junctions 6 and 7 of the M3 motorway, it serves as a pivotal gateway to a vast network of major routes, such as the M25, M4, and M27.

This central location not only facilitates easy movement within the town but also opens doors to explore various destinations across the region.



For more information and for
any viewings, please contact us;

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VIEWINGS BY APPOINTMENT ONLY



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are believed to be correct at time of printing.*

CGI photo's are indicative only and may differ slightly on completion.