

TO LET | REFURBISHED RETAIL UNIT in PRIME LOCATION



8,071 Sq Ft + 2,387 Sq Ft Mezzanine
(741 Sq M + 221 Sq M Mezzanine)

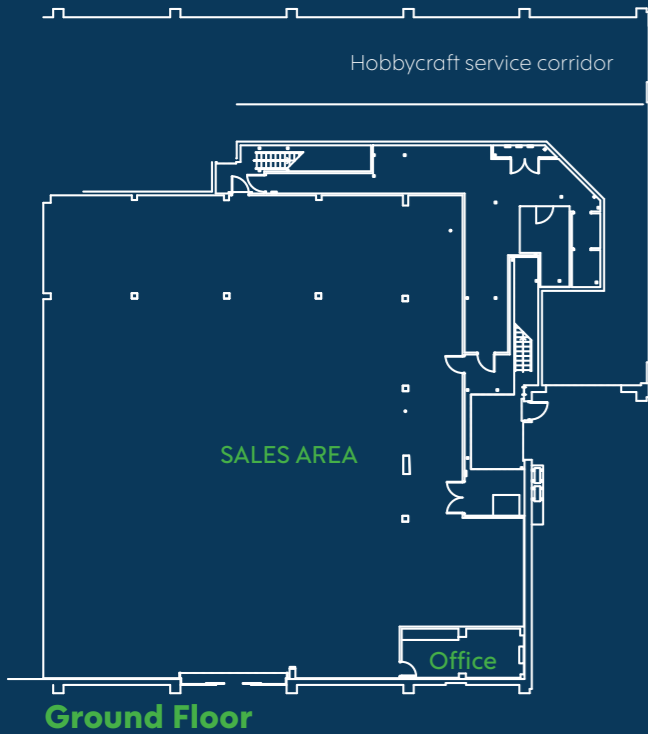
UNIT 2 WINCHESTER ROAD

BASINGSTOKE

 RG22 6HN

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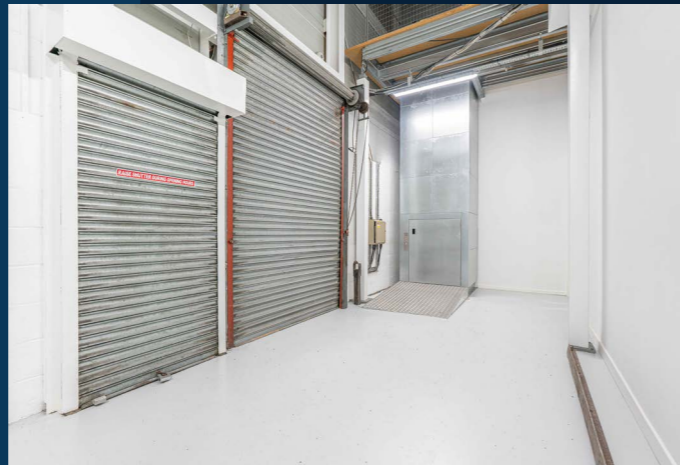
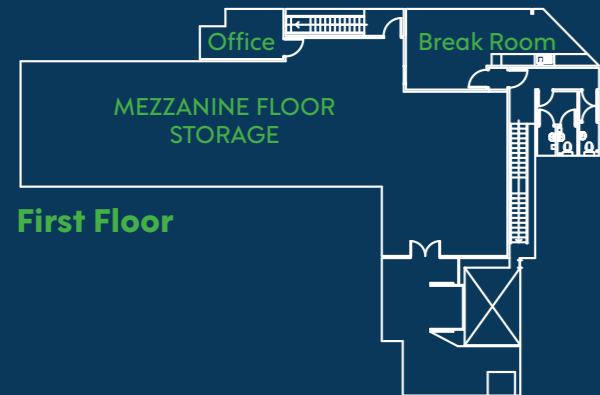
SALES SPACE TO IMPRESS



The unit comprises a modern trade / retail unit in an excellent location on the Brighton Hill Roundabout. Local occupiers include Hobbycraft, B&Q, Aldi and Halfords Auto Parts.

The unit consists of a large ground floor retail / trade area with a loading bay along the side elevation of the building. There is storage at the rear of the property as well as at mezzanine level, with the benefit of a goods lift. It has an eaves height of 6.6m and 90 parking spaces.

-  Loading bay
-  Mezzanine storage
-  90 parking spaces
-  Goods lift
-  Prominent retail location
-  Eaves height 6.6m
-  Large ground floor retail area
-  Refurbished unit



SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	8,071	741
Mezzanine	2,387	221
TOTAL	10,458	971



TERMS: The property is available to let by way of a new Internal Repairing Lease upon terms to be agreed.

EPC: B-37.

BUSINES RATES: We understand the property has a rateable value of £122,000. Prospective occupiers are advised to rely on their own enquiries with regards to the rates payable.

PLANNING: We understand the property benefits from a Class E(a) unrestricted open retail consent including food. Prospective tenants are advised to ensure their proposed use is acceptable under the consent.



FOR VIEWING AND MORE INFORMATION:

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