

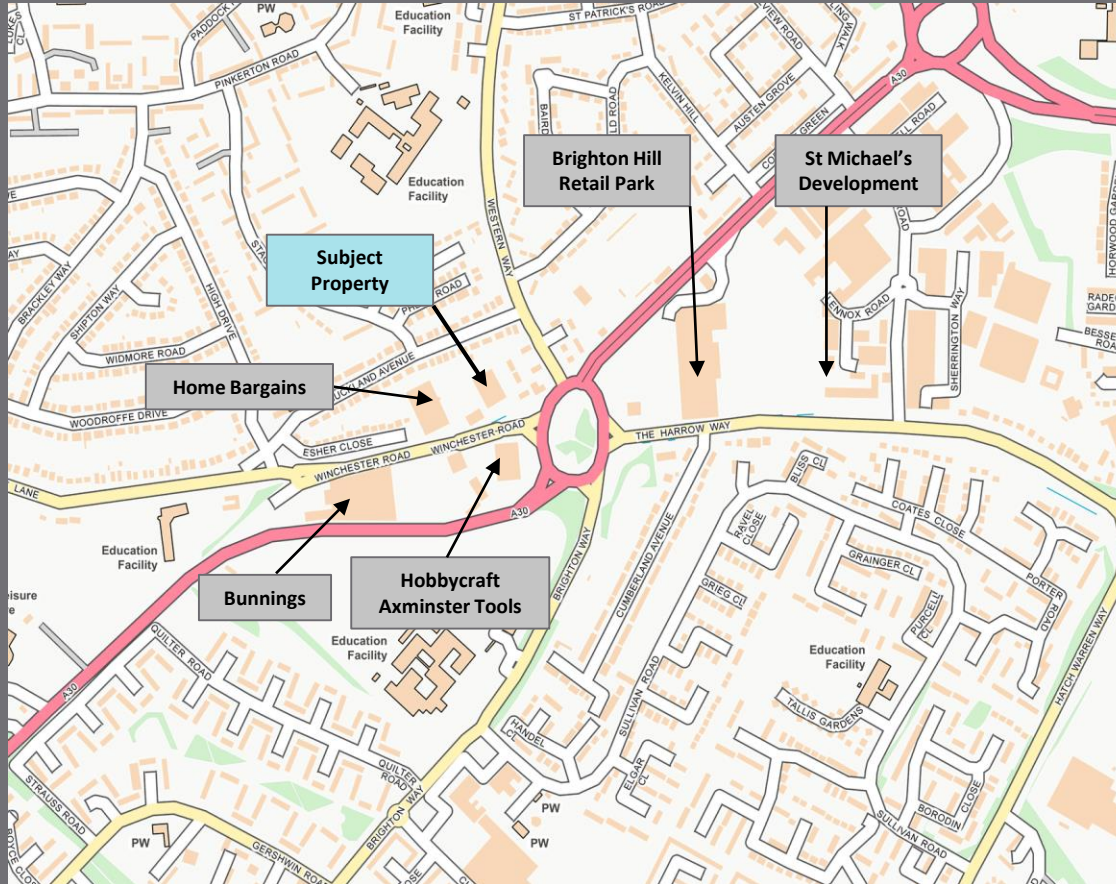
ANNETTES YARD WINCHESTER ROAD | BASINGSTOKE | RG22 6HL

AVAILABLE IMMEDIATELY
TO LET



- Prominent retail warehouse unit with associated car parking
- 404.5 sq m (4,354 sq ft)
- Busy roadside position within the dominant retail warehouse cluster for Basingstoke
- Open A1 planning consent (including food)

ANNETTES YARD | WINCHESTER ROAD | BASINGSTOKE



LOCATION

The subject property occupies an extremely prominent and busy roadside position with direct access off the A30 Winchester Road. There is good prominence and visibility to the main Brighton Hill roundabout. Basingstoke town centre lies approximately 2 miles to the north east.

The A30 Winchester Road is one of the main arterial roads in Basingstoke and links to the town centre and other major routes.

The Brighton Hill roundabout has recently undergone significant improvement works including lane widening which has helped to ease traffic flows in the area.

DESCRIPTION

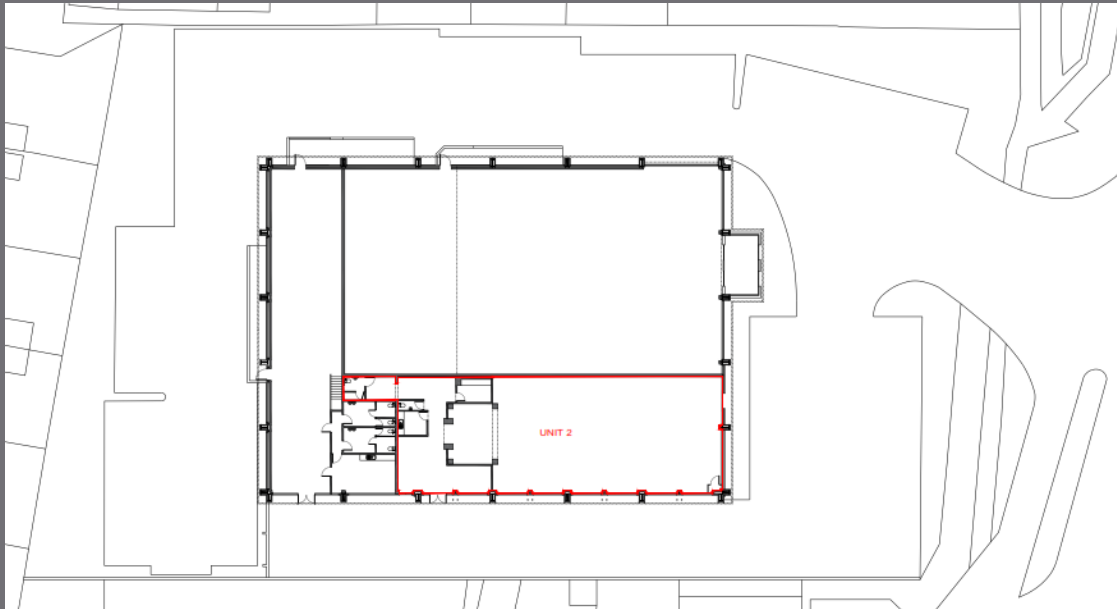
The property comprises a prominent retail warehouse unit with a regular configuration and has a glazed frontage. There is staff accommodation and ancillary space to the rear including an amenity block. The unit is serviced from the side elevation via double doors.

PLANNING

We understand that the current planning consent provides for use of the premises within Class A1 of the Town & Country Planning (Use Classes) Order 1987 including food.

Interested parties should make their own enquiries with Basingstoke Council.

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ACCOMMODATION

The property comprises the following approximate gross internal floor areas:

	Sq m	Sq ft
GROUND FLOOR	404.5	4,354

TENURE

The property is immediately available for occupation on a new FRI lease.

Please contact the agent for quoting terms.

RATING

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at:
www.gov.uk/calculate-your-business-rates.

ENERGY PERFORMANCE

An Energy Performance Assessment has been commissioned and will be made available to all interested parties.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

Viewing to be undertaken strictly through prior arrangement with the joint agents, contact details below:



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Misrepresentation Act

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