

# E (Commercial, Business and Service), Office, Restaurant, Retail

TO LET

  
**CURCHOD&CO**  
INCORPORATING LONDON CLANCY



4 Winchester Street

Basingstoke, RG21 7DY

Town centre premises with a basement

1,093 sq ft

(101.54 sq m)

- Ground floor and basement.
- Prominent location.
- Available on a new lease basis.

[curchodandco.com](http://curchodandco.com) | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	1,093 sq ft
Rent	£27,000 per annum
Rates Payable	£11,477 per annum <a href="https://www.tax.service.gov.uk/business-rates-find/valuations/start/85882171">https://www.tax.service.gov.uk/business-rates-find/valuations/start/85882171</a>
Rateable Value	£23,000
EPC Rating	C (61)

Description

The subject property consists of a Ground Floor former Restaurant, with a basement accessed via an internal staircase. In the Basement, there is a utility/meter room, toilet facilities and a few storerooms. There is a rear right of way for the prospective tenant to access the Fire Exit and to use for delivery purposes only.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The town is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The property occupies a prominent position, within a pedestrianised location fronting onto Winchester Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	768	71.35	Available
Basement	325	30.19	Available
Total	1,093	101.54	

Viewings

Viewings must be arranged in advance with Curchod & Co.

Terms

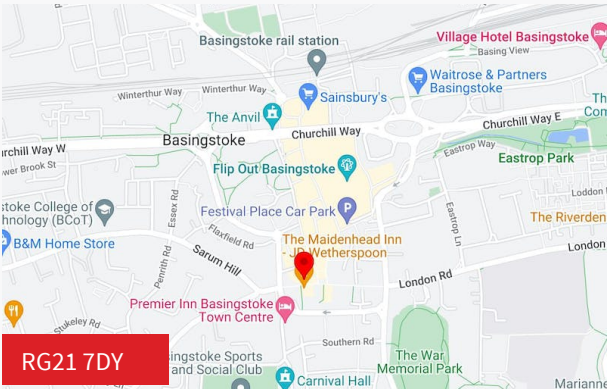
Available on a new lease for a term to be agreed.

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.

Legal Costs

Each party to be responsible for the payment of their own legal and professional costs incurred in the letting.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. [www.rics.org](http://www.rics.org). Generated on 10/10/2023