



17 Kensington House

Festival Place Shopping Centre, Basingstoke, RG21 7LJ

Prime retail unit within Festival Place Shopping Centre

761 sq ft
(70.70 sq m)

- Prominently located on Hollins walk
- Ground Floor Only
- Shell construction
- Neighbouring occupiers include, Wenzel's, Greggs, Boswells, Grape Tree, Body Shop, Flying Tiger

Summary

| | |
|----------------|------------------------------------|
| Available Size | 761 sq ft |
| Rent | Rent on application |
| Business Rates | To be reassessed |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

The unit occupies a very prominent position on Hollins Walk. With neighboring occupiers including Boswells, Lovisa, Grape Tree, Body Shop, Flying Tiger, Wenzel's, and Greggs.

The premises is arranged over ground floor 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 south west 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.

Festival Place is the pre-eminent shopping and leisure destination in North Hampshire, boasting a strong footfall, an affluent catchment and an appealing tenant mix. The one million sq. ft. retail and leisure destination is anchored by Next and Marks & Spencer. The centre has a strong restaurant and leisure offering, with Vue cinemas, Ask Italian, Wagammas, Cote Brasserie and Five Guys to name a few.

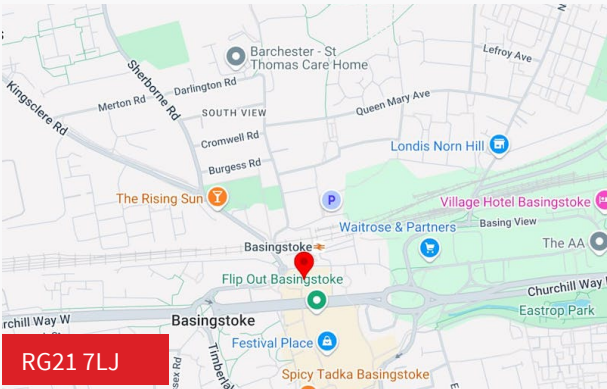
Benefitting from a catchment of 1.3 million people, with 1.7 million people within thirty-minutes drive time, and 11,500 office workers within half a mile, Festival Place is the hub of Basingstoke town centre.

Terms

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, part II (as amended).

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.



Viewing & Further Information

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