



21 London Street
Basingstoke, RG21 7NT

Rare Freehold Opportunity

1,703 sq ft
(158.21 sq m)

- Let to Rhu Bar Limited on a 10 year lease from 9th September 2019
- There is a possibility of the property being sold with vacant possession, subject to the Landlord and Tenant agreeing a surrender of the existing lease.
- Used as a Bar
- Located in Basingstoke Town Centre
- Subject to Contract and Without Prejudice

Summary

Available Size	1,703 sq ft
Price	Price on application
Rates Payable	£8,108.75 per annum Each applicant is to make their own enquiries on their Business Rates liability with Basingstoke and Deane Borough Council.
Rateable Value	£16,250
EPC Rating	Upon enquiry

Description

The subject property is being used as a Bar across Ground Floor and First Floor level. There is a cellar. On the Ground Floor, there is a seating area and a bar. On the First Floor, there is an area for further seating, with a kitchenette and two W.Cs. To the rear of the property there is an external seating area, which also provides access to a self-contained first-floor area. In this area, there is a kitchen, a W.C and shower and two floors. There is rear access to the subject property.

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.

Accommodation

The accommodation comprises the following areas. There is a cellar which has not been measured and has not been included in the total area below:

Rooms	sq ft	sq m
Ground	976	90.67
1st - Front	359	33.35
1st - Rear	368	34.19
Total	1,703	158.21

Viewings

All viewings are to be arranged in advance with Curchod & Co.

Terms

Sale of the Freehold, subject to the existing lease.

There is a possibility of the property being sold with vacant possession, subject to the Landlord and Tenant agreeing a surrender of the existing lease.

Tenancy Information

The current lease is let to Rhu Bar Limited on a 10 year lease term from 9th September 2019. The passing rent is £26,000 per annum exclusive. There is an upwards only rent review of 9th September 2024.

Further lease documentation can be provided by Curchod & Co upon request.



Viewing & Further Information

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