

First Floor Offices

857 sq.ft. (79.7 m²)

TO LET



37a Winchester Street, Basingstoke RG21 7EF

LOCATION

First floor offices above Northwoods Estate Agency has an extremely prominent position on the corner of Winchester Street and New Street. This is a landmark building that will be well known to everyone in the local area.

Telephone: (01256) 331243

Facsimile: (01256) 331333 e-mail: info@sbtproperty.co.uk www.sbtproperty.co.uk
11 Chequers Road, Basingstoke RG21 7PU

DESCRIPTION The property comprises a first floor office suite with separate ground floor access. There are separate male and female toilet facilities and a kitchenette. The offices are individual and interconnecting and currently divided into 6 separate rooms.

Accommodation Net internal floor area 857 sq.ft. (79.7 m²)

Rear car park with space for 2 cars (double parked)

VAT Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The property is elected for VAT.

TERMS A new full repairing and insuring lease for a term to be agreed.

RENT £9,950 per annum exclusive

RATEABLE VALUE Rateable Value £8,200. Rates payable 2017/18 £0 providing the occupier qualifies for small business rate relief. Enquiries to Basingstoke & Deane Borough Council 01256 844844.

LEGAL COSTS Both parties legal costs to be borne by the ingoing tenant.

VIEWING Strictly by appointment with sole agents: -

SBT Ltd
11 Chequers Road
BASINGSTOKE
RG21 7PU

Tel: 01256 331243

info@sbtproperty.co.uk