

**Former Tattoo Parlour
640 sq.ft. (59.5 m²)
TO LET**



7 Church Street, Basingstoke, HAMPSHIRE RG21 7QG

LOCATION

The property is located in a good secondary position within the pedestrianised area of Basingstoke Town Centre, close to Lloyds Bank, Barclays Bank and MacDonalds.

Basingstoke itself is a popular north Hampshire town, situated adjacent to junctions 6 and 7 of the M3 motorway and benefiting from a mainline railway service to London (Waterloo) with best journey times of 40 minutes approx.

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11 Chequers Road, Basingstoke RG21 7PU

DESCRIPTION The property comprises a ground floor shop within a Grade II listed terraced building. There is a small rear access yard with adjacent public car parking.

The property is of traditional brick and render construction under a pitched tiled roof and form part of a terrace, which runs the length of upper Church Street.

ACCOMMODATION	NET SALES AREA	-	640 sq.ft.
		-	59.5 m²

TERMS The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT £16000 per annum exclusive.

RATES According to the VOA website the property has a Rateable Value of £15,000. Rates payable for the 2018/19 rating year £7260. Small business discount may be available subject to statues. Please confirm with Basingstoke and Deane Borough Council 01256 844844.

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

VIEWING Strictly by appointment through sole agents:

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