



AVAILABLE - TO LET

20 Winchester Street, Basingstoke RG21 7DZ

3 newly created basement Class E premises available, each circa 1,500 sq ft (139.3 sq m)

Rent from £22,500 per annum

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

20 Winchester Street, Basingstoke RG21 7DZ

3 newly created basement Class E premises available, each circa 1,500 sq ft (139.3 sq m)



Location

The property is located on Winchester Street, in the town centre of Basingstoke. The area has a host of shops, restaurants and bars nearby. Local nearby occupiers include: McDonalds, JD Wetherspoon's, Admiral, Zizzi, Foyles, Betfred and more.

Description

The available units are currently not yet developed. The landlord plans to split up the current restaurant into three smaller restaurants and will create a food court atmosphere, with the 3 units sharing one entrance from the main road.

Alternative uses will be considered.

Terms Available to rent on a new lease direct from the landlord for a term to be agreed

Rent from £22,500 per annum exclusive

Business Rates for 2025/2026 Likely no rates payable but all interested parties are advised to make their own enquiries.

Building Type Class E

VAT The premises are elected for VAT

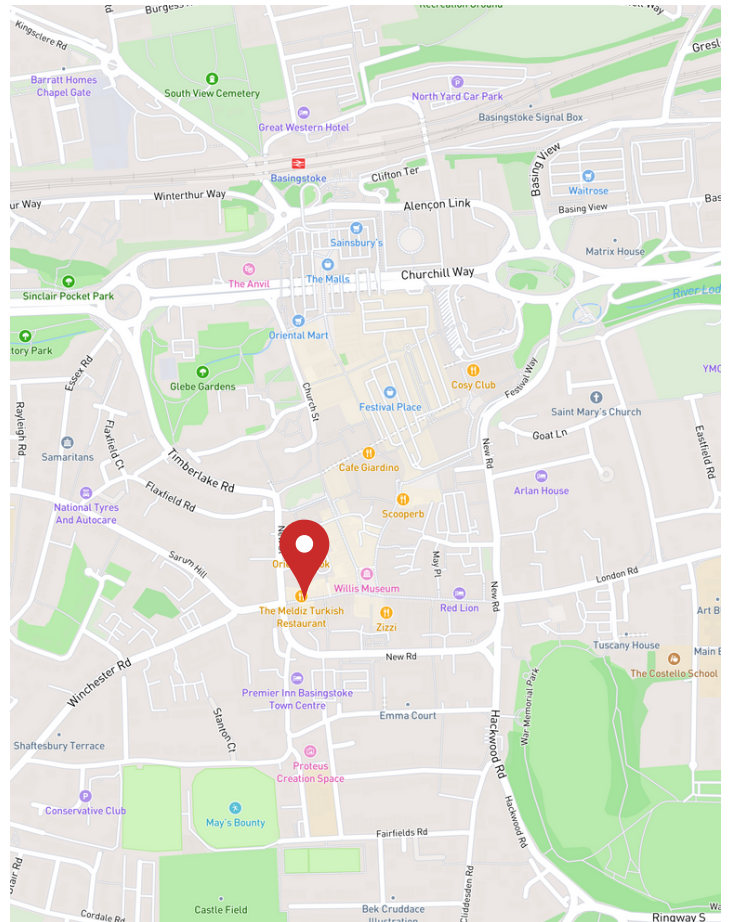
EPC Rating C-75

Size (all measurements are approx NIA)

Unit 1 1,500 sq ft (139.3 sq m)

Unit 2 1,500 sq ft (139.3 sq m)

Unit 3 1,500 sq ft (139.3 sq m)



Contact Owners Sole Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

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