

Restaurant, Retail, Takeaway

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



AVAILABLE DUE TO DOMINOS RELOCATION

7 & 7A Winton Square

Basingstoke, RG21 8EW

**Prominent Roadside
Takeaway Premises over
Ground and First floors.**

1,289 sq ft

(119.75 sq m)

- Prominent 'Roadside' Location
- Takeaway Use (excluding Pizza) permitted.
- Double Frontage facing Sarum Hill and Winton Square
- New Lease Terms.
- Immediately available.
- Adjacent occupiers include Domino's, Number 8 Chinese Takeaway, Gurkha Grocery

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Chartered surveyors, land property & construction consultants

Summary

Available Size	1,289 sq ft
Rent	£27,000.00 per annum
Rates Payable	£6,362.25 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£12,750
EPC Rating	D (85)

Description

The Premises comprise a prominent double fronted shop which has been operating as a Domino's Pizza takeaway for many years. A new shop front has been installed.

There is a staircase at the rear providing access to the first floor office/ancillary and wc.

Location

The premises are located in a prominent position at the top of Sarum Hill in Winton Square which is easily accessible to the top-of-town and takes into the inner town centre one way system. Nearby occupiers include Gascoigne Pees, Romans Estate Agents, Sansome & George Estate Agents, Chequers Estate Agents, Northwoods, Barons Estate Agents, Domino's, Gurkha Grocery, number 8 Chinese takeaway.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	720	66.89
1st	569	52.86
Total	1,289	119.75

Terms

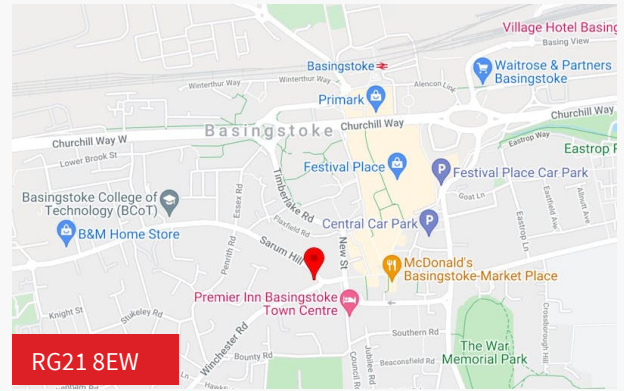
A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, part II (as amended).

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.

Legal Costs

Each party are to be responsible for their own legal costs involved in this transaction.



Viewing & Further Information

Edward Rees

01256 462222 | 07818 451040

erees@curchodandco.com

Tom Clancy

01256 462222 | 07720 091337

tclancy@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 25/04/2024

