

# Basingstoke Town Centre Opportunity To Let / For Sale



2 Winchester Street Basingstoke Hampshire RG21 7EB

One Wellstones Watford Hertfordshire WD17 2AE

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## Location

Basingstoke is a large town with a population of 107,355 persons located in the north east of Hampshire in south central England. It is located 48 km (30 miles) north east of Southampton, 26 km (16 miles) south east of Reading and 77 km (48 miles) south west of London.

It has excellent road communications and is located between junction 6 and junction 7 of the M3 motorway, which skirts the town's southern edge. The A33 road runs north east to Reading and the M4 motorway, Basingstoke is also served by South Western Main Line railway which runs east and west through the centre of the town, linking it to the West of England Main Line to Salisbury. Additionally, London Waterloo can be reached in approximately 44 minutes with further services available to Winchester, Southampton and Bournemouth.

## Situation

The property occupies a prominent corner position, within a pedestrianised location fronting onto Winchester Street, Market Place and Church Street in Basingstoke's 'Old Town'. The 'Old Town' is a secondary retailing pitch popular with A2 and A3 occupiers.

Nearby occupiers include MCDONALDS, BARCLAYS BANK, NATIONAL WESTMINSTER BANK, A PLAN INSURANCE, LEIGHTONS OPTICIANS, D WETHERSPOONS, ZIZZI'S, ROYAL BANK OF SCOTLAND, HSBC and the POST OFFICE.

THE WILLIS MUSEUM and ART GALLERY is diagonally opposite the property.

## Description

The property comprises a former bank. The building is constructed of brick with timber sash windows under a pitched tiled roof with dormer windows.

The current tenant Lloyds Bank Plc are due to vacate in March 2019.

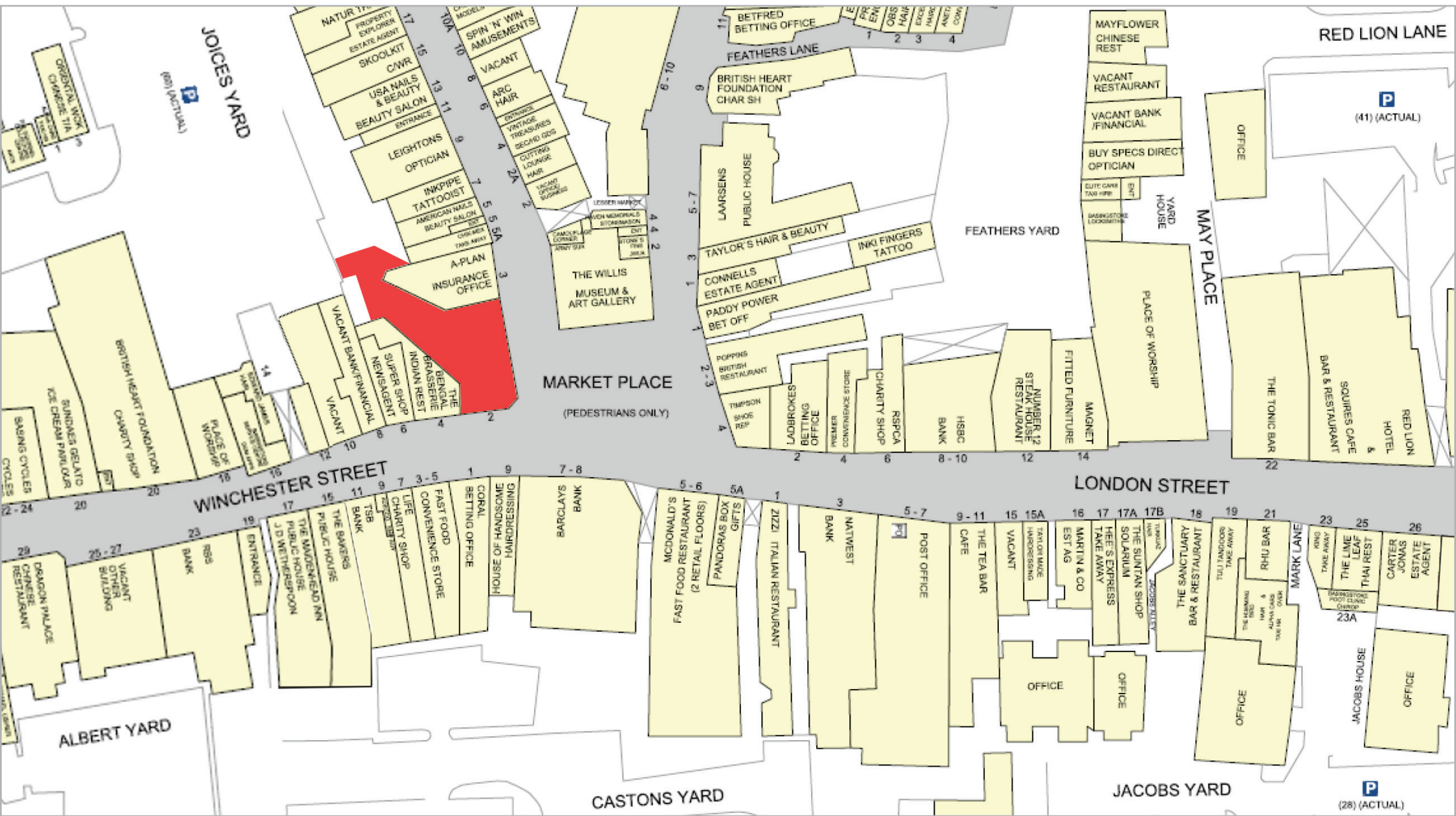
## Planning

The property lies within the Basingstoke Town Centre Conservation Area and benefits from a Class A2 use.

Planning policy for the area is contained within the Local Plan, which was adopted in 2009. The property is located in an area zoned for commercial uses.

On the 8th March 2018, Planning Application was granted for a Change of Use from Class A2 to Class A3 at ground and basement, together with a Change of Use to Class C3 at first and second floor with second floor extension to form 7 no. flats.

Details of the Planning Application can be viewed on the Basingstoke and Dean Council Website using Planning Reference: 18/03645/FUL.



## Accommodation

The approximate areas of the property are as follows: -

Ground Floor	2,745	ft <sup>2</sup>	255.00	m <sup>2</sup>
Basement	2,131	ft <sup>2</sup>	198.00	m <sup>2</sup>
First Floor	1,678	ft <sup>2</sup>	155.89	m <sup>2</sup>
Second Floor	583	ft <sup>2</sup>	54.16	m <sup>2</sup>
<b>TOTAL</b>	<b>4,876</b>	<b>ft<sup>2</sup></b>	<b>453.00</b>	<b>m<sup>2</sup></b>

## Energy Performance Certificate

A Energy Performance of the Ground Floor and Basement Unit is to be assessed and an EPC produced. on completion of any seperation works.

## Rating Assessment

The Rateable Value for the existing property is £53,500

The Uniform Business Rate for the year 2019/2020 is 49.1p in the £.

Should a letting be concluded in respect of the ground floor and basement only, the Rateable Value for the property is to be assessed.






## Local Authority

Basingstoke and Deane  
Civic Offices  
London Road  
Basingstoke  
RG21 4AH  
Telephone: 01256 844844

*Office opening hours -* Monday - Thursday 8.30am - 5pm  
Friday 8.30am - 4.30pm



**Wall Construction Key:**

-  Existing walls
-  New Internal Blockwork walls  
To comprise of 100mm blockwork with skim finish on either side.
-  Upgraded Compartment walls  
Allow for constructing a single skin stud partition wall with 50x50mm Gyproframe 'c' stud 50mm set away from the existing wall wherein the 50mm rockwool flex is to be laid between the studs & fix 2no. layers of 15mm plasterboard to the side that is being upgraded. Upgraded wall to provide 1hr fire resistance.
-  New Internal Partition walls  
To comprise of 70x38mm Gyproframe 'c' metal studs at 400mm centres with 50mm rockwool flex (or similar approved) between the studs with 1no. layer of 12.5mm acoustic rated plasterboard & skim to both sides to provide half hour fire resistance.
-  Cavity wall  
New section of cavity wall consisting of external brickwork to match the existing, Rockwool cavity insulation and 100mm blockwork

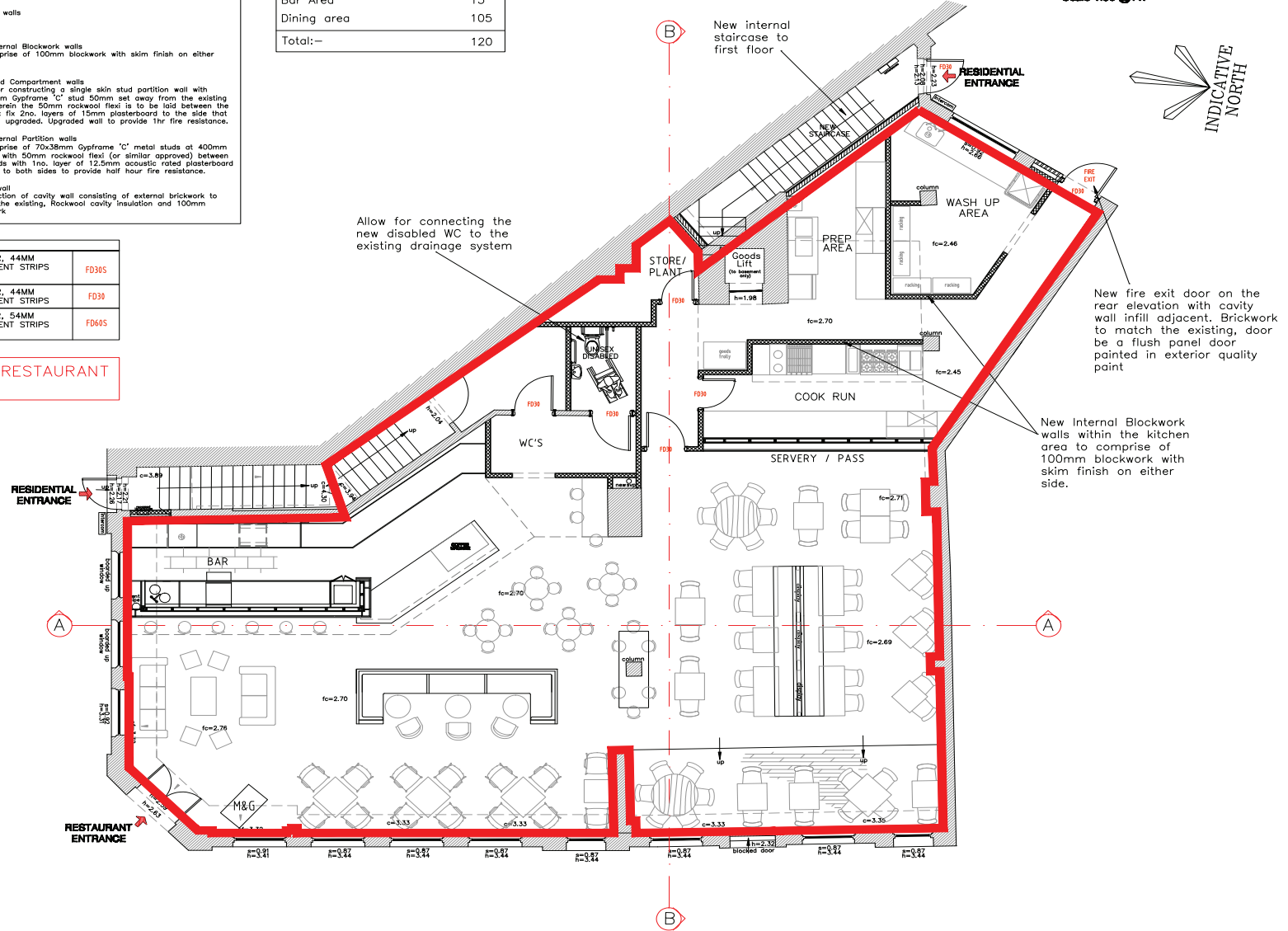
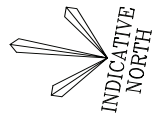
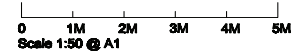
Key

30 MINUTE FIRE DOOR, 44MM THICK WITH INTUMESCENT STRIPS AND SMOKE SEALS	FD30S
30 MINUTE FIRE DOOR, 44MM THICK WITH INTUMESCENT STRIPS	FD30
60 MINUTE FIRE DOOR, 54MM THICK WITH INTUMESCENT STRIPS AND SMOKE SEALS	FD60S

INDICATIVE RESTAURANT LAYOUT

RESTAURANT SEATING CAPACITY:--

Bar Area	15
Dining area	105
Total:--	120



PROPOSED GROUND FLOOR PLAN

1. DIMENSIONS AND LEVELS  
 PLANNED DIMENSIONS AND LEVELS SHOULD BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION OF MANUFACTURE AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR. DIMENSIONS SHOULD NOT BE SCALED. PLAN DIMENSIONS OR SURVEY OF ALL PARTS OF THE PLOT ARE TO BE OBTAINED IN ACCORDANCE TO DIMENSIONS IN LEVELS.  
 COPYRIGHT FOR ALL DESIGN AND DRAWINGS IN WHOLE OR PART SHALL REMAIN WITH THE DESIGNER

DRAWING STATUS

PLANNING	
INFORMATION	✓
APPROVALS	
TENDER	
CONSTRUCTION	
LICENSING	
AS BUILT	

CLIENT  
 ETON VISTA LIMITED

PROJECT  
 CHANGE OF USE OF THE GROUND FLOOR & BASEMENT TO CLASS A3 USE AND CONVERSION OF THE FIRST & SECOND FLOORS TO CLASS C3 USE WITH EXTENSION AT ROOF LEVEL TO FORM A TOTAL OF 7ND. FLATS

CARRINGTON  
 DESIGN CONSULTANTS  
 STEVENS

ONE WELLSTONES, WELLSTONES, WATFORD  
 HERTFORDSHIRE, WD17 2AE  
 TELEPHONE: 01923 227707 FAX: 01923 230 415

LOCATION  
 2 WINCHESTER STREET, BASINGSTOKE  
 HAMPSHIRE RG21 7EB

DRAWING TITLE  
 PROPOSED GROUND FLOOR PLAN

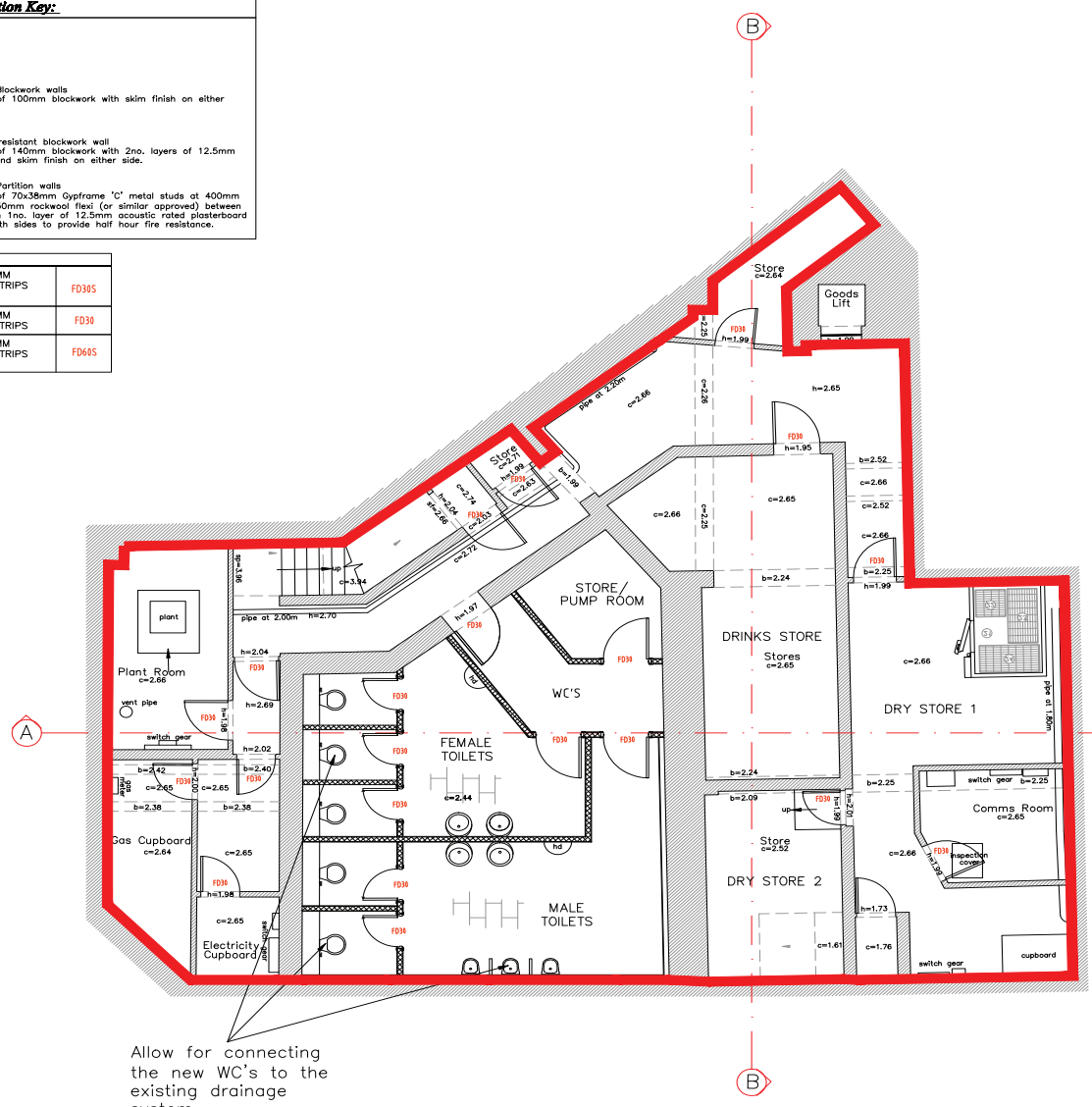
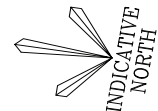
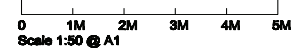
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1:50 @ A1	23/01/19	L1018	L1018-01R00	-	NJ

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**Wall Construction Key:**

	Existing walls
	New Internal Blockwork walls To comprise of 100mm blockwork with skim finish on either side.
	New 1hr fire resistant blockwork wall To comprise of 140mm blockwork with 2no. layers of 12.5mm plasterboard and skim finish on either side.
	New Internal Partition walls To comprise of 70x38mm Gyproframe 'c' metal studs at 400mm centres with 50mm rockwool flexi (or similar approved) between the studs with 1no. layer of 12.5mm acoustic rated plasterboard & skim to both sides to provide half hour fire resistance.

Key	
30 MINUTE FIRE DOOR, 44MM THICK WITH INTUMESCENT STRIPS AND SMOKE SEALS	FD30S
30 MINUTE FIRE DOOR, 44MM THICK WITH INTUMESCENT STRIPS	FD30
60 MINUTE FIRE DOOR, 54MM THICK WITH INTUMESCENT STRIPS AND SMOKE SEALS	FD60S



Allow for connecting the new WC's to the existing drainage system

1 DIMENSIONS AND LEVELS  
 PLANNED OPENINGS AND LEVELS SHOULD BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION OF MASONRY AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR. OPENINGS SHOULD NOT BE SCALED. PLAN DIMENSIONS ON TOP SURF OF SL. PART SYSTEMS PRINTS ETC MAY CONTAIN INACCURACIES IN OPENINGS IN LEVELS.

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DRAWING STATUS	
PLANNING	
INFORMATION	✓
APPROVALS	
TENDER	
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LICENSING	
AS BUILT	

DATE

CLIENT  
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**CARRINGTON**  
 DESIGN CONSULTANTS  
 STEVENS

ONE WELLSTONES, WELLSTONES, WATFORD  
 HERTFORDSHIRE, WD17 2AE  
 TELEPHONE: 01923 227707 FAX: 01923 230 415

LOCATION  
 2 WINCHESTER STREET, BASINGSTOKE  
 HAMPSHIRE RG21 7EB

DRAWING TITLE  
 PROPOSED BASEMENT FLOOR PLAN

SCALE	DATE	PROJECT No	DRAWING No	REVISION	DRAWN BY
1:50 @ A1	27/11/18	L1018	L1018-0010	-	NJ

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PROPOSED BASEMENT PLAN



## TERMS AVAILABLE

### [Option 1: Leasehold - Ground Floor and Basement \(Only\)](#)

The Landlord proposes to undertake works to separate the ground floor and basement from the those areas to be retained for residential purposes as more particularly set out in Planning Permission 18/03645/FUL.

The ground floor and basement is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

#### Rent

£65,000 per annum

#### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

#### Availability

The property will be available for occupation once our Client has completed the separation of the ground and upper floors.

### [Option 2: Leasehold - Entire Building](#)

The entire building is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

#### Rent

£85,000 per annum

#### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

#### Availability

The property is available for occupation on completion of legal documentation.

### [Option 3: Freehold - Entire Building](#)

The entire property is for sale with vacant possession.

#### Price

£1,850,000 Subject to Contract

#### Availability

The property is available for occupation on completion of legal documentation.



## Value Added Tax

The property is not currently registered for Value Added Tax. However, it is the intention of the Clients to waiver exemption to tax the building for VAT.

## Legal Costs

Each party is to bear their own legal costs.

## Viewing

Strictly by appointment with the Owners Agents: -  
Warrant Properties Limited One Wellstones Watford WD17 2AE  
Telephone: 01923 230414 / Email: [admin@warrantgroup.net](mailto:admin@warrantgroup.net)

## Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.







Further Information please contact:

December 2019

**JAMES FASAL**

[jamesfasal@warrantgroup.net](mailto:jamesfasal@warrantgroup.net)

Warrant Properties Limited  
One Wellstones  
Watford  
Hertfordshire  
WD17 2AE

Tel: 01923 230414



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