

# 7-9 WESLEY WALK

FESTIVAL PLACE SHOPPING CENTRE, BASINGSTOKE, HAMPSHIRE, RG21 7BA

# LUNSONMITCHENALL



## LOCATION

Festival Place is Basingstoke's prime retail and leisure destination. The centre comprises over 1 million sq ft and is anchored by **Marks and Spencer**, **Next** and a 10 screen **Vue Cinema**. Key Occupiers within the scheme include **Pandora**, **Sports Direct**, **Pret a Manger** and **Cosy Club**.

7-9 Wesley Walk is a prominent unit and is adjacent to **Office** and **Apricot**. Nearby retailers include **Skechers** and **HMV**.

## ACCOMMODATION

The unit is arranged over ground floor only providing the following net internal floor areas:-

Ground Floor	790.9 sq m	8,514 sq ft
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## RENT

On Application – The rent will be exclusive of rates, service charge and all other outgoings

## TENURE

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

## RATES

Rateable Value 2023: £146,000

Interested parties are advised to make their own enquiries with the Local Authority.

## SERVICE CHARGE

The Service Charge estimate for 2023 is £88,776 pa.

## COSTS

Each party is to be responsible for their own legal costs.

## VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## AVAILABILITY

Subject to vacant possession.

## EPC

A certificate is available on request.

## MONEY LAUNDERING REGULATIONS

Under new Anti Money Laundering legislations Lunson Mitchenall are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING / FURTHER INFORMATION

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Or our joint agents:	<b>Cushman &amp; Wakefield:</b>	020 7935 5000

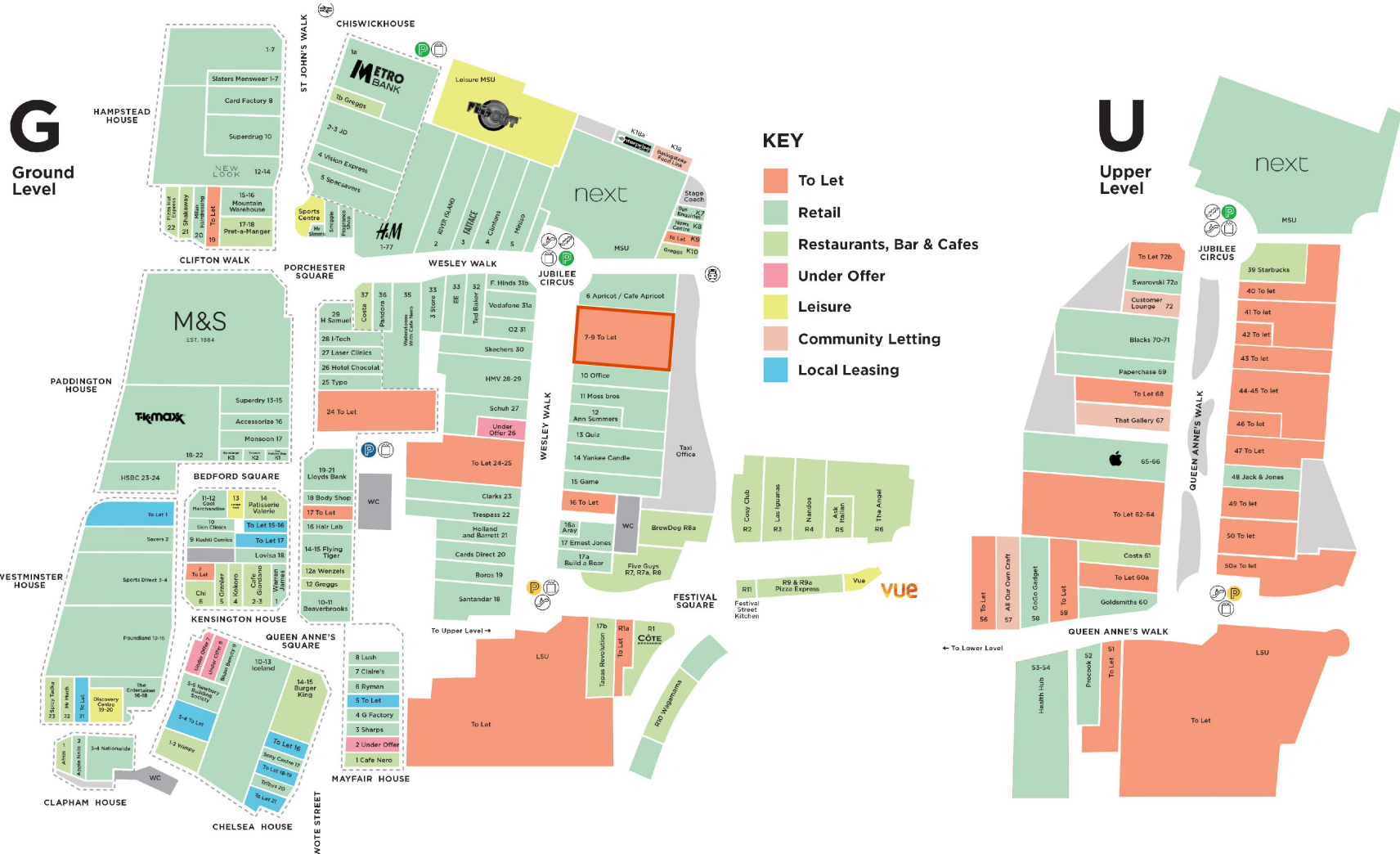
Subject to Contract – April 2023

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

**020 7478 4950**  
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