



## 2B Church Street

Basingstoke, RG21 7QE

### Well Fitted Retail Premises Suitable For Use Class E

**1,057 sq ft**  
(98.20 sq m)

- Recently modernised
- Prominent 'Top of Town' Position
- Own WC's and Kitchen
- Pedestrianised Location
- Includes Usable Basement

# 2B Church Street, Basingstoke, RG21 7QE

## Summary

<b>Available Size</b>	1,057 sq ft
<b>Rent</b>	£21,500 per annum
<b>Rateable Value</b>	£19,250
<b>EPC Rating</b>	E (119)

## Description

The premises have been refurbished and modernised by the previous tenant, who traded as a coffee shop, sandwich bar, also offering cakes and ice creams. The premises are arranged over ground floor and basement with rear servicing. The ground floor is essentially open plan which has been fitted with suspended ceilings and LED lighting, ceiling mounted air-conditioning cassette. To the rear, there is a single WC and stairwell access into the basement. The basement offers larger open plan storage / prep area and a separate Manager's Office and an additional room. There is vinyl flooring and LED lighting throughout.

## Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The property is located to the east side of Church Street, close to the entrance to Festival Place. Church Street is a pedestrianised street which connects Festival Place with Market Square and is considered one of the better trading locations in Basingstoke. There is a public car park immediately behind it, in Joyces Yard and there is easy access to the other town centre car parks.

## Accommodation

The accommodation comprises the following areas:

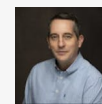
Name	sq ft	sq m	Availability
Ground - Floor	493	45.80	Available
Basement - Floor	564	52.40	Available
<b>Total</b>	<b>1,057</b>	<b>98.20</b>	

## Viewing

By appointment through the sole agents.

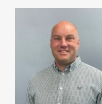


## Viewing & Further Information



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