



**NIL PREMIUM**

**14 - 16 Wote Street**

**Basingstoke, RG21 7NW**

**\* FORMER TACO BELL \***  
**Prominent Restaurant/Retail**  
**Unit on Wote Street**

**1,435 sq ft**  
(133.32 sq m)

- Fully fitted to high specification
- Fixtures to remain in situ
- Pedestrianised street leading to Festival Place
- Return frontage
- Rear loading
- 1 car space
- New Lease Terms

# 14 - 16 Wote Street, Basingstoke, RG21 7NW

## Summary

<b>Available Size</b>	1,435 sq ft
<b>Rent</b>	£37,500 per annum
<b>Rateable Value</b>	£34,250
<b>Service Charge</b>	Upon application
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (58)

## Description

The accommodation comprises a purpose-built retail unit on the west side of Wote Street. It provides a large, open plan ground floor area with rear loading which is currently fitted out by the previous tenant. There is good access from the front as well as rear loading.

## Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

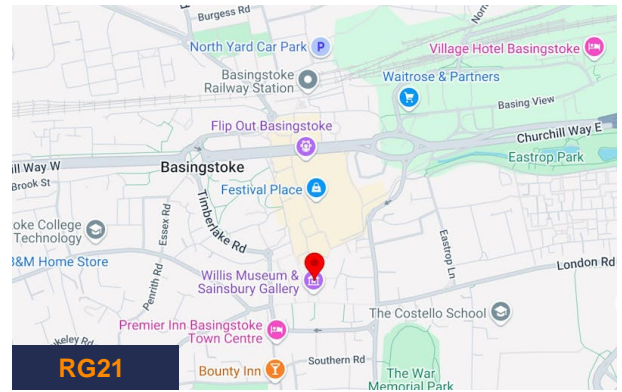
Wote Street is generally accepted as the best retail position within the upper town centre, providing direct access to the Festival Place shopping centre and the pedestrian links to the central area car parks. Nearby occupiers include Halifax Building Society and Sony as well as a broad range of local traders.

## Terms

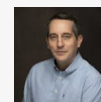
A new effective FRI lease for a term by arrangement.

## Viewings

Strictly by appointment through the sole agent.

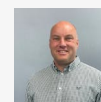


## Viewing & Further Information



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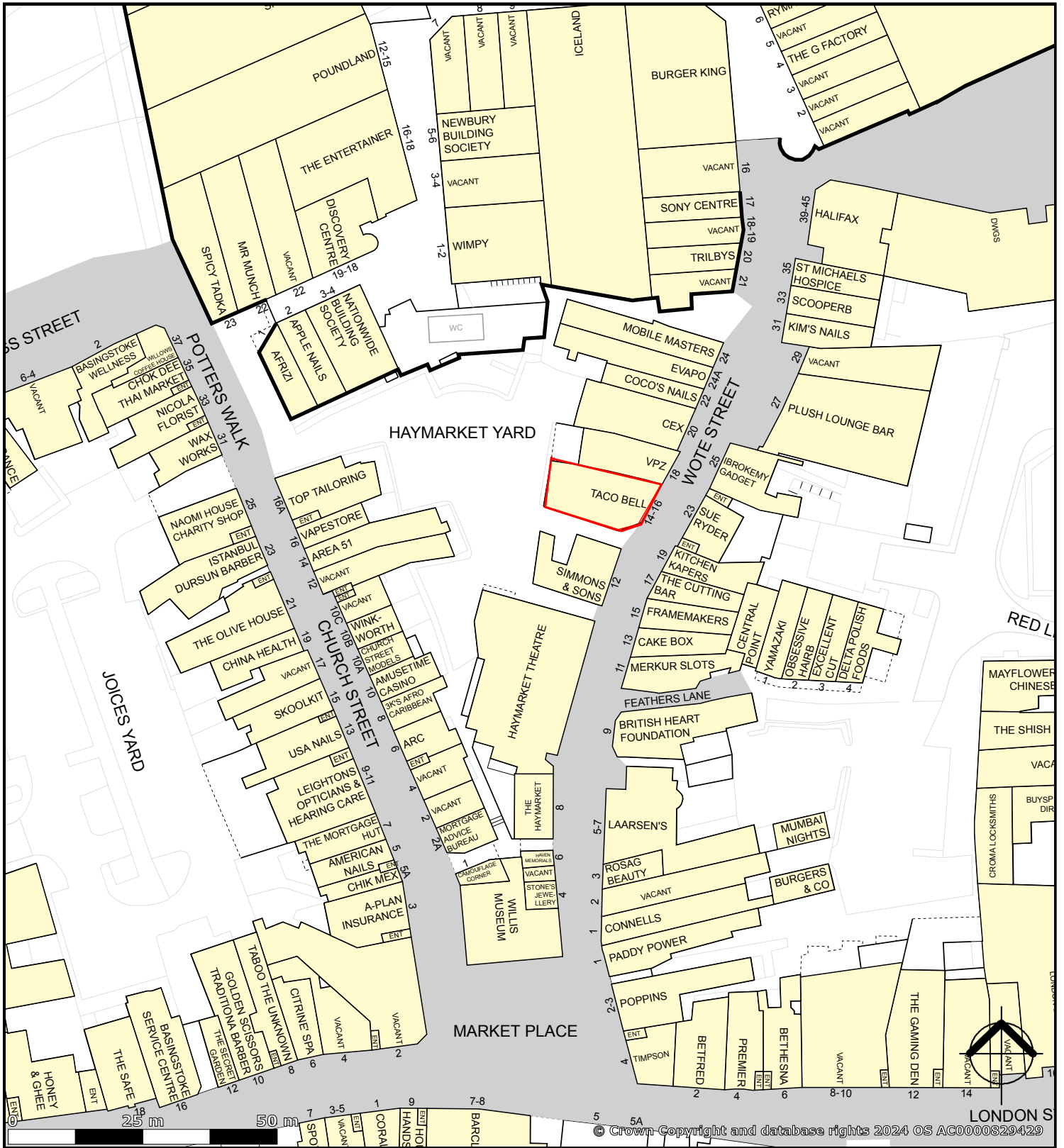
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