

GROUND FLOOR RETAIL - TO LET

26 WINCHESTER STREET, BASINGSTOKE, RG21 7DZ

RENT - £37,500 PER ANNUM





BASINGSTOKE

Basingstoke is the largest town in Hampshire with a population in excess of 170,000 people.

The town is located in a fantastic commuter location with easy access to Reading to the north, Southampton to the south and London to the north east.

TOP OF THE TOWN

26 Winchester Street is in a prominent location in the historic 'top of the town'. Clearly visible from New Road, the main one way route around the town centre. The market square is immediately adjacent with Festival Place (the busy shopping and entertainment hub) just 5mins walk and Basingstoke train station a mere 10min walk from the property.

PROPERTY DETAILS

The property was previously operated as a retail outlet for popular fitness brand 'Up & Running'.

The unit is subject to a high quality and modern fit out with modern air-conditioning and utility supplies available to the new operator.

The location is one of the most prominent in the area with fantastic visibility from the main one-way system and significant footfall for pedestrians entering the top of the town.

The property is offered for lease with vacant possession from the end of June 2025.

OTHER DETAILS

- The current EPC rating on the property is B
- The property is not elected for VAT
- Business rates information is available upon request
- Offered for lease outside of the landlord and tenant act



KEY HIGHLIGHTS

- Ideally sized unit - over 1,600 square feet
- Prominent location in the heart of historic Basingstoke
- Pedestrianised area
- Close to Market Place & Festival Place
- Suitable for a variety of uses subject to planning
- Modern fit out remaining for the benefit of any new tenant
- Available immediately, subject to legal completions



TOP OF TOWN MASTERPLAN

A 'masterplan' for the regeneration of the top of the town was signed off by the local authority late in 2022 and is currently in the early stages of delivery planning. This unique and ambitious plan has become a priority for the local administration and seeks to improve the area utilising existing council owned assets to promote mixed use development.

The above image (extracted from the masterplan document) shows potential for development in the top of the town. The area has seen significant recent investment in exciting new businesses in recent times, namely The Post Box Sports Bar, The Alchemy, Elai and other similar hospitality venues. They are breathing a new lease of life into the area.

Basingstoke has long been behind its smaller, local neighbours but there are exciting times a foot for the town.

CONNECTIVITY



Basingstoke boasts exceptional connectivity, with London Waterloo just a swift 45-minute train ride away. Moreover, it offers quick access to other prominent destinations such as Reading, Winchester, and Southampton.

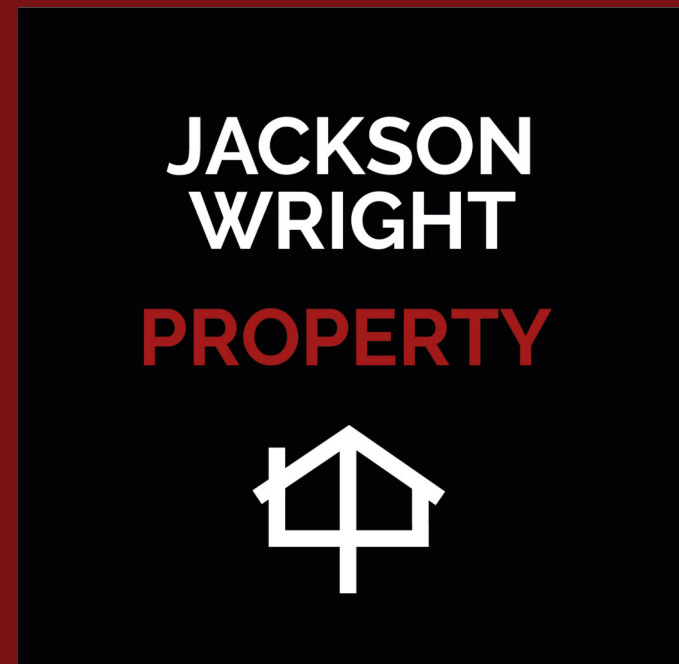
The property enjoys a strategic advantage as it's conveniently situated within a short walk of major transport hubs, including the train station, bus station, and several taxi ranks.

This prime location not only places you in the heart of the town centre but also opens up a world of travel opportunities, whether you're exploring the local area or embarking on journeys to distant destinations.

Basingstoke boasts exceptional transportation connectivity, with a strategic location that offers convenient access by both road and rail. Positioned between junctions 6 and 7 of the M3 motorway, it serves as a pivotal gateway to a vast network of major routes, such as the M25, M4, and M27.

This central location not only facilitates easy movement within the town but also opens doors to explore various destinations across the region.





For more information and for
any viewings, please contact us;

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VIEWINGS BY APPOINTMENT ONLY



JACKSON WRIGHT
PROPERTY

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are believed to be correct at time of printing.*