

INVESTMENT OPPORTUNITY - FREEHOLD FOR SALE

14-16 Winchester Street, Basingstoke, RG21 7DZ

PRICE - £775,000



JACKSON WRIGHT
PROPERTY



BASINGSTOKE

Basingstoke is the largest town in Hampshire with a population in excess of 180,000 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.

There continues to be significant interest and investment in the Town bringing new business, homes and opportunities.

THE 'TOP OF THE TOWN'

14-16 Winchester Street is in a prominent location in the historic 'top of the town'. A rare freehold opportunity with two solid commercial tenants in-situ and opportunity for additional income or possible conversion on the first floor. Located in close proximity to Festival Place, just a 5mins walk and Basingstoke train station a mere 10min walk from the property.

Master planning for regeneration is underway in the area and is covered in greater depth later in the details.

PROPERTY DETAILS

14-16 Winchester Street is a well proportioned freehold property with two established commercial tenants in-situ.

The property is home to the renowned Alchemy Organic Salon and sister company Alchemy Bar & Lounge. Both businesses are unaffected and will continue to trade under existing leases.

Both ground floor commercial units are fitted out to an exemplary standard and are well maintained and managed by the business owners.

On the first floor, there are a series of small rooms/office areas. There is opportunity to seek additional income by letting these out or consider a wider residential conversion of the first floor. This area benefits from independent access via the alleyway and is addressed as 14A Winchester Street.

The property represents an excellent opportunity for an investor who is seeking to diversify their portfolio and acquire an excellent income producing asset with the opportunity to strengthen the yield (subject to use and planning)

Both businesses are unaffected and as such viewings are strictly by appointment only via Jackson Wright Property.



SCHEDULE OF ACCOMMODATION

	Square Foot	Square Metre
Bar	904	84
Salon	1,151	107
First Floor	1,915	178



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Total area: approx. 368.8 sq. metres (3969.9 sq. feet)

Key Highlights

- Two income producing assets - secured by way of new leases.
- Additional income streams available on the first floor.
- Residential conversion opportunity - subject to planning permission.
- Excellent high street presence - dual aspect visibility.
- Rare freehold opportunity.
- Total floor area, just under 4,000 square feet.

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.





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, Di Mariu, Elai and the Alchemy businesses which call Winchester Street home. They are breathing a new lease of life into the area.

The top of the town and wider town centre has also seen numerous examples of commercial to residential conversion, with ground floor commercial retained on the high street.

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

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

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VIEWINGS BY APPOINTMENT ONLY



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