



Chartered Surveyors &
Commercial Property Consultants

RETAIL / OFFICE UNIT

TO LET

**7A LONDON STREET, WHITCHURCH
HAMPSHIRE, RG28 7LH**

513 SQ FT (47.66 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The properties are situated on London Street, Whitchurch. London Street is a main street within the Town centre. Whichchurch is approx 10 miles South of Newbury, 8 miles East of Andover and 12 miles West of Basingstoke.

Whitchurch includes occupiers such as Co-op, Bombay Sapphire Gin distillery and silk mill

Whitchurch benefits from a maniline train service to London Waterloo.

DESCRIPTION

The property comprises a self contained retail /office unit.

The property comprise open plan space with carpets to the floor, painted walls, strip lighting, display window, kitchenette and WC facilities.

Parking is available on street.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	47.66	513

RATING ASSESSMENT

Rateable Value £6,200 Rates Payable £3,093.80 (2023/24)

For those that qualify for small business rates relief no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 64.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £9,000 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

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February 2024

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