

Children's nursery to let / for sale.

Basingstoke, 10 Chequers Road.

RG21 7PU.

GCW.

0207 408 0030
gcw.co.uk



Attractive period building

Customer parking to the rear

New lease. No Goodwill

Contact.

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Location.

The premises are situated in close proximity to Basingstoke Town Centre. Festival Shopping Centre is approximately 100m to the north and Basingstoke & Deane Council offices and Magistrate Courts are 200m to the south.

Accommodation.

The property is a detached period house which has been significantly extended and adapted to its current use as a 90 place day nursery setting. There is outdoor play space / garden to the rear along with customer / staff parking.

Basement	16.76 sq m	180 sq ft
Ground Floor	285 sq m	2,162 sq ft
First Floor	185.24 sq m	1,994 sq ft
Second Floor	82.96 sq m	893 sq ft
Total	485.81 sq m	5,229 sq ft

Rent.

£70,000 pax

Price.

Freehold - POA

Business Rates.

Rateable Value £58,000

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01256 844844.

Lease Term.

The premises are available by way of a new lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band E, report available upon request

Legal Costs.

Each party to bear their own legal costs

Subject to Contract.

October 2020

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