

# TO LET

Suite 6

## 2,687 sq.ft

(249.6 sq.m)

GF: 232 sq.ft (21.5 sq.m)

FF: 2,455 sq.ft (228.1 sq.m)



BRIGHTON HILL DISTRICT SHOPPING

**SAFFRON TANDOORI**  
AUTHENTIC INDIAN CUISINE  
FULLY LICENSED AIR CONDITIONED TAKE AWAY SERVICE AVAILABLE - TEL 01256 844188

**fitness flex**

**CORAL**

**SUBWAY**

### RECENTLY REFURBISHED



## BRIGHTON HILL

Brighton Hill Shopping Centre  
Basingstoke, Hampshire  
RG22 4AH

Occupiers Include

# BRIGHTON HILL

## SUITE 6



### LOCATION

Brighton Hill District Centre is centrally situated within Basingstoke and within 2 miles from the town centre. The centre fronts the busy Brighton Way, within close proximity to Brighton Hill Retail Park and St. Michael's Trade Park. Nearby occupiers at Brighton Hill include Asda, Brighton Hill Pharmacy, Pizza Hut, Fish'n'Chicken, Basingstoke Veterinary Centre, Subway, Dominos, The Cutting Bar, Corals, St. Michael's Hospice, Barnardos, Pizza Hut and Sunshine Co. Brighton Hill Community School is located directly opposite along Brighton Way.

### DESCRIPTION

The property is located on the First Floor, with separate access from a staircase in between Coral and Saffron Tandoori. The property is currently fitted out as a fitness studio, which also has 2x toilets, a kitchen and a store cupboard. There is a Free Car Park within Brighton Hill Shopping Centre.

### UNIT SIZE

Ground Floor: 232 sq.ft (21.5 sq.m).  
First Floor: 2,455 sq.ft (228.1 sq.m).  
TOTAL: 2,687 sq.ft (249.6 sq.m).

### RENT

£35,000 per annum exclusive of VAT, service charge, business rates & insurance.

### RATES

Rateable Value £35,000. Rates Payable £17,465 per annum. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £3,041.56 + VAT per annum.  
Insurance: £289.15 + VAT per annum.

### ENERGY PERFORMANCE

Rating B(42). Further information available upon request.

### PLANNING

Within planning use Class E. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



16

Retail Units On-Site



26,177 sq.ft

Total Area



What Three Words  
blaze.fluid.incomes

# BRIGHTON HILL

# SITE PLAN



**George Kearney**

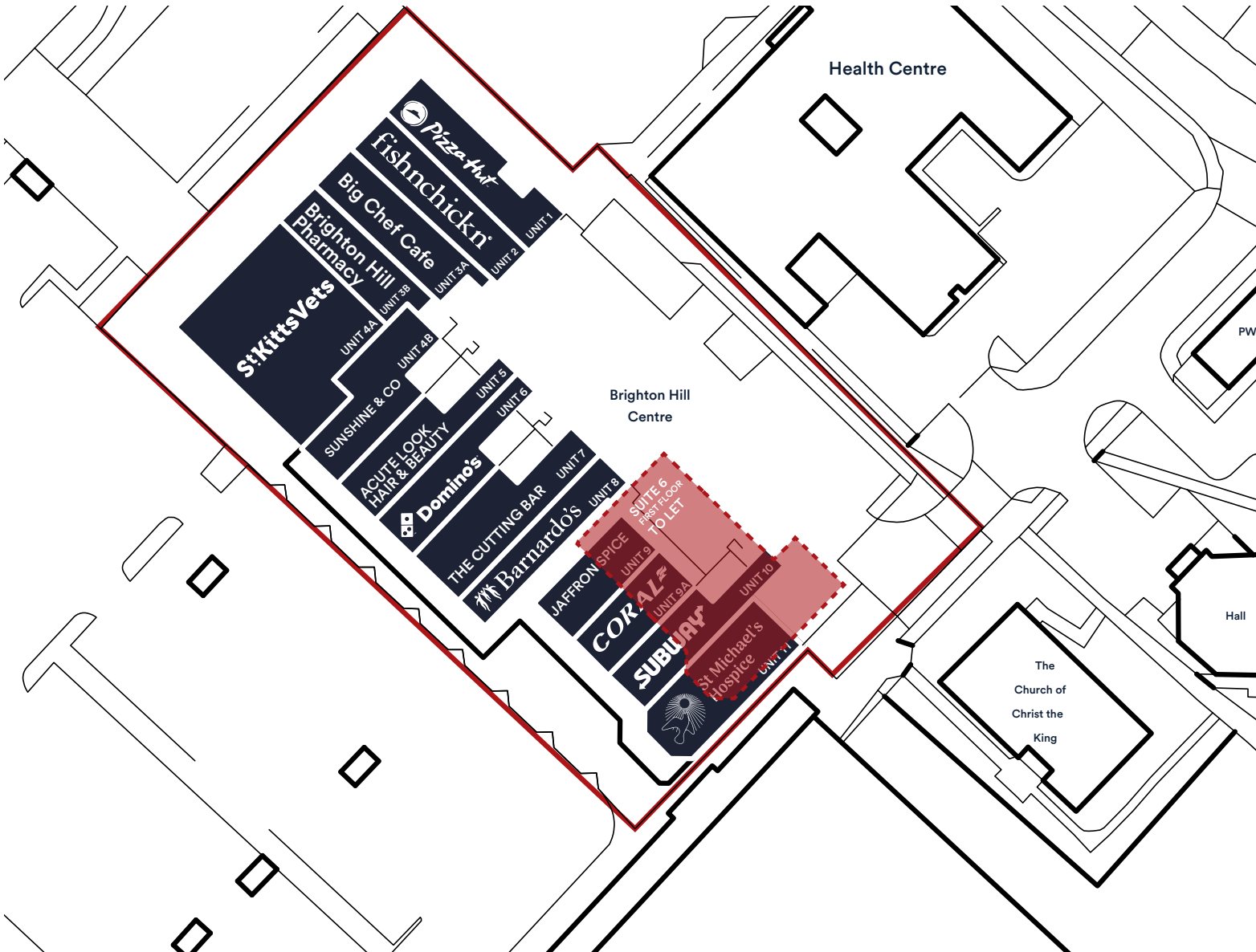
07714 679 202  
GKearney@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agent:



**Thomas Nurton**

07741 551 255  
tnurton@curchodandco.com



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