

## TO LET – RENTAL OFFERS INVITED

### THE BAKERS, 15-15A WINCHESTER STREET, BASINGSTOKE, HAMPSHIRE, RG21 7ED



- Three storey mid terraced pub located in a prominent position in the town centre
- Extensive internal trading areas spreadover the ground and first floor
- Likely to be of interest to local and regional licensed trade operators and restaurateurs
- The premises are available either by way of a new sublease at a rent and terms to be agreed or an assignment of the existing lease, subject to landlord's consent
- Rental incentives may be available subject to status

## Location

Basingstoke is a town in Hampshire with a population of around 115,000 residents. It is located around 17 miles south of Reading and 30 miles north east of Southampton. The town benefits from strong transport links being situated just off Junctions 6 & 7 of the M3 motorway and Basingstoke railway station offers fast rail services to London Waterloo in around 45 minutes.

The Bakers is located in the town centre and it fronts Winchester Street which is just off Market Place. This is an established retail and leisure pitch and nearby occupiers include The Maidenhead Inn (JD Wetherspoon's), Jennings Bet, Coral, McDonald's, Barclays Bank, Willis Museum & Sainsbury Gallery, amongst various others.

## Accommodation

The ground floor comprises of a large central servery with interlinking seating areas for around 35 covers and a separate raised area with a pool table and perimeter seating.

The first floor comprises of a bar area which can accommodate around 25 covers plus an additional seating area for around 20 covers.

Ancillary areas include customer WC's (which are located in the basement), disabled WC, beer store, good sized catering kitchen with a dumb waiter, staff WC, office and various storage areas.

The private accommodation is situated on the second floor and comprises of one bedroom, small kitchen area, shower room and separate WC.

Externally, there is a small seating area at the rear of the property.

The property's building footprint is circa 2,493 sq ft and it sits on a plot size amounting to around 0.08 of an acre.

## Tenure

Leasehold. The premises are available either by way of a new sublease at a rent and terms to be agreed or an assignment of the existing lease which expires on 17/09/2032, subject to landlord's consent.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. It is located within a Conservation Area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Sunday to Wednesday 11:00 to 23:00  
Thursday 11:00 to 01:00  
Friday to Saturday 11:00 to 02:00

## Fixtures & Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the landlord and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £37,500 with effect from 1st April 2023. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT will be applicable on the letting of this property.

## EPC

The property has an EPC rating of Band C. A copy is available upon request.

## Viewings

The site is currently closed. All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtsccommercial.co.uk

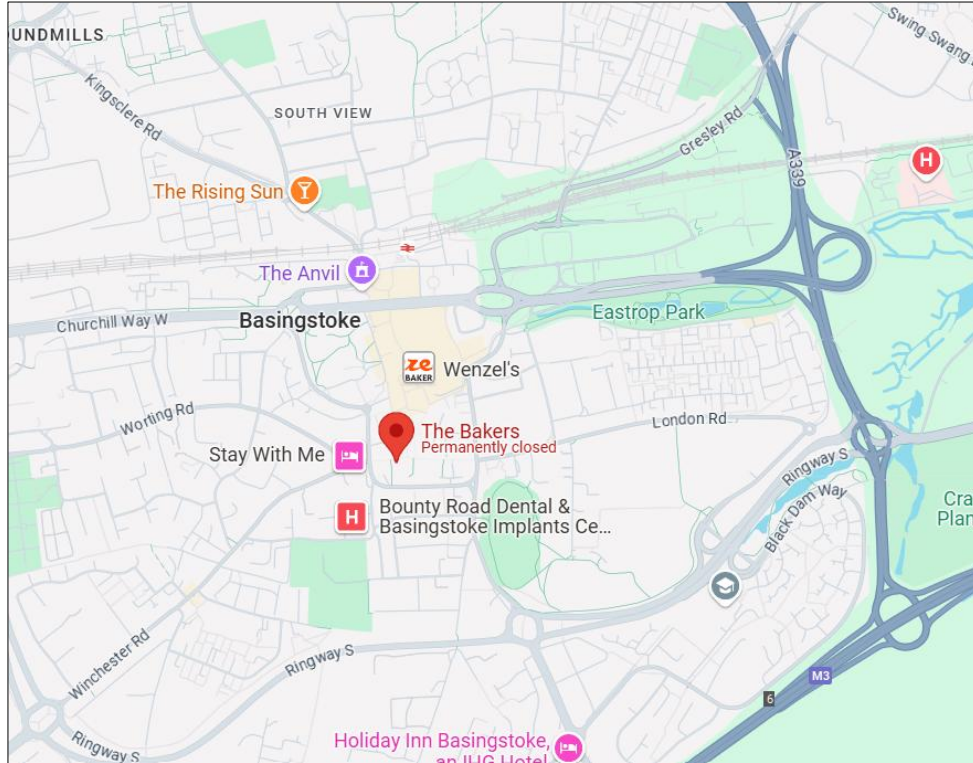


Contact: Richard Tole  
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Email: richard@wtsccommercial.co.uk

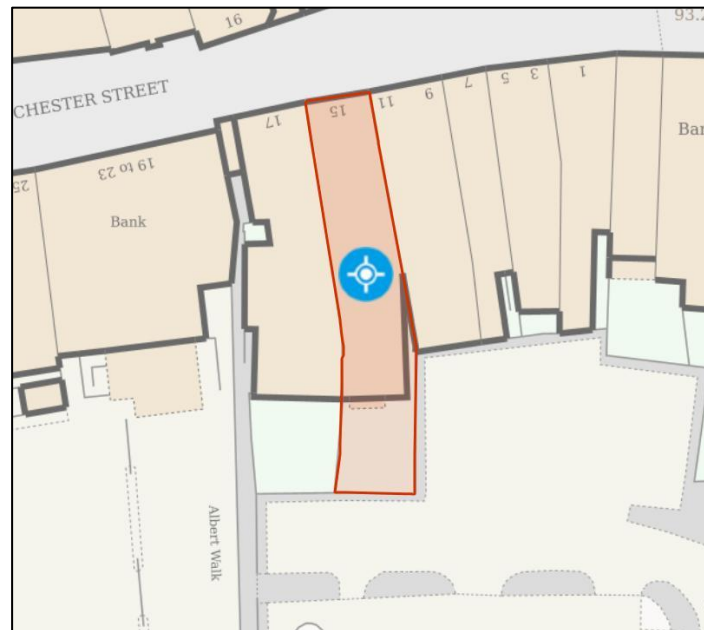




### Location Plan



### Site Plan



**Important notice**

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## Our Services & Offices

