



**31 Church Street**

**Basingstoke, RG21 7QQ**

**RARE FREEHOLD RETAIL  
PREMISES WITH  
SUBSTANTIAL UPPER  
PARTS AND PARKING**

**1,579 sq ft**  
(146.69 sq m)

- **Price Reduction (£450K) no VAT**
- Of interest to owner occupiers / investors / developers
- Development potential
- Full vacant possession
- Occupied by Wax Works since early 1990's
- Decent specification with LED's + Air Conditioning
- Opposite Festival Place

## Summary

<b>Available Size</b>	1,579 sq ft
<b>Price</b>	£450,000
<b>Rateable Value</b>	£19,250 (From 1st April 2026)
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs. involved in this transaction
<b>EPC Rating</b>	Upon enquiry

## Description

The building comprises a self-contained ground floor retail premises, together with 1st and 2nd floor accommodation. The property is of brick construction underneath a pitched clay tiled roof. The ground floor provides a retail unit. The shop is well fitted to include laminate tiled floor, plaster finished ceilings with LED lighting. There is storage/ancillary/ kitchen to the rear together with separate access door for servicing. There is a provision for two car parking spaces behind the property with access via Joyces Yard.

Access to the 1st and 2nd floors is by way of an internal staircase. The first floor is currently used for a mixture of additional treatment rooms and a single w.c. and shower. The treatment rooms are well specified with air conditioning, gas central heating, laminate flooring and LED lighting. The landing provides easy access to the 2nd floor, which provides an open plan area, 1 office/room plus w.c. / staff welfare.

## Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

## Terms

Price reduced to £450,000.

## Viewings

Strictly by appointment through the sole agents.



## Viewing & Further Information



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# Basingstoke

