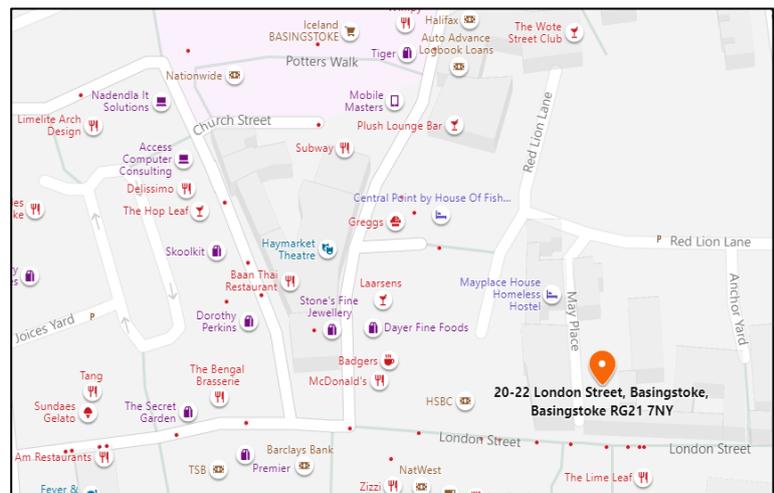




The Royal Exchange, 20-22 London Street, Basingstoke, Hampshire, RG21 7NY

Summary

- Prominently situated in Basingstoke Town Centre
- Established business: Dance and Music licence
4:00am – 4:30am Fridays and Saturdays
2:00am Sunday to Thursday
- Ground Floor
First Floor
Two bedroom owners apartment
(circa 6,100 sq ft)
- Freehold – Price on Application
- Legal Costs and Confidentiality, each party is to bear their own legal costs incurred in this transaction.



Viewing is strictly by prior appointment with sole agents
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Location

The Royal Exchange is prominently located in the pedestrianised thoroughfare on London Street on the corner with May Place adjoining the Red Lion Hotel. Other nearby retailers include Zizzi, McDonalds and the Nat West Bank. Basingstoke is located just off junction 6 of the M3 motorway which links the M25 and London with Southampton on the south coast. The railway station is in the town centre and has a frequent service to London Waterloo.

[Google Street View](#)

The Property

The Royal Exchange is an attractive character 2/3-storey corner property. The ground and first floors trade as an open plan bar with ancillary areas. There is a separate well presented 2 bedroom owners apartment on the second floor.

Business

The Royal Exchange has been owned and operated by the current owners for the past 14 years trading as a vibrant evening and late night town centre bar with live DJ's Fridays and Saturdays licensed for music and dancing 7 days a week. The business's reputation has been built steadily over the years having been well run by the current owners.

For further information, please log on to the business website www.royalexchangebasingstoke.co.uk

Trading Information

Due to their impending retirement, the sellers have recently decided to open on Friday and Saturday nights only.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £43,000 with effect from 1st April 2017.

Tenure

Freehold – Price on application.

Planning

The property has A4 planning consent.

Legal Costs and Confidentiality

Legal Costs and Confidentiality each party is to bear their own legal costs incurred in this transaction.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated.