

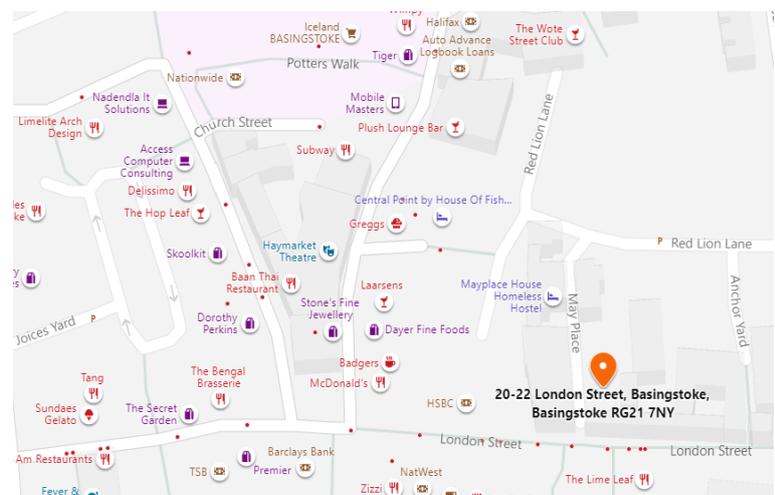


The Royal Exchange, 20-22 London Street, Basingstoke, Hampshire, RG21 7NY

Summary

- Ground floor bar/restaurant (circa 3,300 sq ft)
First floor bar/restaurant (circa 2,090 sq ft)
- Would consider splitting the building
- Prominently situated in Basingstoke Town Centre
- Two bedroom owners flat and one bedroom staff flat
- Well established business licensed until 4am on Fridays and Saturdays
- Potential residential conversion (STPP)

Freehold: Price on Application



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

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

Originally four separate buildings, the Royal Exchange is an attractive character 2/3-storey corner property with a small basement. Part of the building to the rear on May Place is Grade II Listed relating to the façade. Internally, the ground floor trade area comprises of an open plan public bar with two stage areas and a small cocktail bar area to the rear. Ancillary areas include, customer WC's, a fitted catering kitchen, beer cellar area, glass wash area, prep room with large freezer, office and two general store rooms.

The first floor trade area again comprises of an open plan public bar with an additional lower bar area. Ancillary areas include a DJ booth, store room for music equipment, customer WC's and a general store room. On the second floor there is a 1-bedroom staff flat and a separate well-presented 2-bedroom owners flat. Externally, there is a rear passage way used as a fire escape and for deliveries. In our opinion and subject to the usual consents, the first floor could be converted into self-contained flats.

An inspection of the property is highly recommended to appreciate the size of the property and its prominent location in Basingstoke town centre.

Business

The Royal Exchange has been owned and operated by the current owners for the past 13 years trading as a vibrant evening and late night town centre bar with live DJ's most Fridays and Saturdays. The business's reputation has been built steadily over the years having been well run by the current owners. A new owner will immediately benefit from the businesses' good reputation and steady stream of clientele. For further information, please log on to the business website www.royalexchangebasingstoke.co.uk

Trading Information

Detailed trading information will be available to seriously interested parties following a formal inspection of the property. 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

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, especially if you are intending to inspect as a customer in the first instance.

Please note that the staff will transfer with the sale of the business in accordance with TUPE.