

PROMINENT CONVENIENCE STORE & UNIT ON CORNER SITE IN BUSY LOCAL CENTRE **TO LET**

2,200 sq ft [204.4 sq m] and 609 sq ft [56.61 sq m]

Class E (formerly A1)

Suitable for a variety of uses subject to planning verification



63A & 63B CHARLTON ROAD & 1A MYLEN ROAD

Andover

Hampshire

SP10 3HJ

LOCATION

63a & 63b Charlton Road and 1A Mylen Road is situated within a busy local shopping centre in a popular residential area approximately 2 miles west of Andover town centre. Nearby occupiers include Boots Pharmacy, Pizza Hut, Raggos Barber Shop, Xpresso Sandwich and Coffee Bar, and Chinese Takeaway.

Andover has a population of approximately 50,000 and is scheduled to grow further over the next few years. Andover enjoys good access from the A303 West Country trunk road with the A34 Midlands to South Coast trunk road approximately 6 miles to the east. Other towns in the region include Winchester (15 miles), Basingstoke (18 miles), Newbury (20 miles) and Salisbury (20 miles).

ACCOMMODATION

63a & 63b Charlton Road - Ground Floor

Frontage to Charlton Road	40 ft 0 in	[12.2m]
Frontage to Mylen Road	56 ft 9 in	[17.3m]
Depth overall	55 ft 6 in	[16.9m]
Sales Area	1,977 sq ft	[183.7 sq m]
Ancillary	223 sq ft	[20.7 sq m]

1a Mylen Road -Ground Floor

Frontage	27 ft 3 in	[8.30m]
Depth	22 ft 4 in	[6.82m]
Sales Area/chiller/store	609 sq ft	[56.61 sq m]

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

OUTSIDE

Extensive Customer parking areas.

RENT

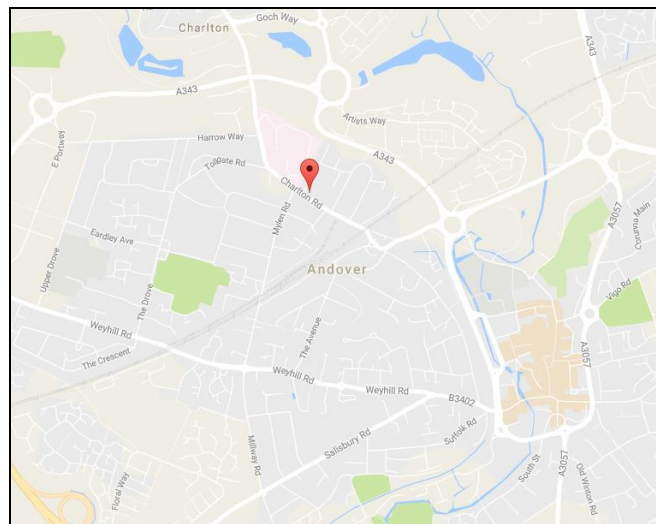
Offers are invited in the region of £65,000 per annum exclusive. Payable quarterly in advance. VAT is payable.

LEASE

A new full repairing lease(s) is available for a term to be agreed with upward only rent reviews.

SERVICE CHARGE

An annual service charge account including management charge of 7.5% of the annual rent, will be rendered initially and then annually after 30th April in each year setting out the service charge, building insurance and loss of rent/service charge insurance and provision for repair, maintenance and cleaning obligation under the full repairing and insuring lease as adjusted for actual costs, evidenced and incurred.



RATES

Rateable value	£52,500.00
Uniform Business Rate (2020/2021)	51.2p/£
Rates Payable (estimated)	£26,880.00

The business rates shall need to be reassessed if the property were to be separated.

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority on 01264 368000.

EPC

To be commissioned

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.



VIEWING

Strictly by appointment through the joint sole agents:

Keith Enters

London Clancy

☎01256 462222

Email: keithenters@londonclancy.co.uk

Joe Lucy

Langdown Estates LLP

☎01264 337305

Email: joe@langdownproperties.co.uk

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