

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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ATTRACTIVE TOWN CENTRE SHOP TO LET

1,400 sq ft & Basement 650 sq ft (130.12 sq m & 60.38 sq m) NIA



89 HIGH STREET
ANDOVER
HAMPSHIRE
SP10 1ND

LOCATION

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 (22 miles), Newbury (20 miles) and Salisbury (20 miles).

The premises occupies a prominent position on the High Street, adjacent to the entrance of the Chantry Centre Shopping Centre. Nearby occupiers include, Specsavers, Wimpy, Savers, Sports Direct amongst a range of independent shops and eateries.

ACCOMMODATION

The attractive Grade II listed property which has most recently been used as a café, provides a predominantly open plan shop with rear stockroom or kitchen area, separate male and female w/c's and basement.

There is the potential for the property to be divided into two individual retail units of approximately 700 sq ft [Subject to Planning]. Further information is available upon request.

Features include: -

- Large Shopfront
- Kitchen
- Male and Female w/c
- Basement
- Attractive Grade II Listed Property
- Use Class E and Sui Generis [A5]; *shop, café, restaurant, takeaway, professional services, gym, health centres and day care centres.*

FLOOR AREA

Gross frontage	8.02 m	[26'31"]
Building depth	16.43 m	[53'90"]
Ground Floor	1,400 sq ft	[130.12 sq m]
Basement	650 sq ft	[60.38 sq m]
Total Floor Area	2,050 sq ft	[190.44 sq m]

Measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition.

EPC

Energy Performance Certificate rating of C – 75

LEASE

A new fully repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

RENT

£26,000 per annum exclusive.

RATES

2017 Valuation	
Rateable Value	£21,000
Uniform Business Rates (2021/22)	49.9p/£
Rates Payable	£10,479

These figures have been obtained from www.voa.gov.uk but do not include any adjustment for the impact of transitional arrangements or small business rates relief. They are provided as a guide only and interested parties should check the exact liability with Test Valley Borough Council 01264 368000.

RETAIL GRANT

As part of Test Valley Borough Council's strategy to support Andover and Romsey town centres, an Independents Retailer Grant of £1,200 is available. Further information is via the council's website.

LEGAL COSTS

Each party are to bear their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the sole agents, contact:

Tom Clancy

London Clancy

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Keith Enters

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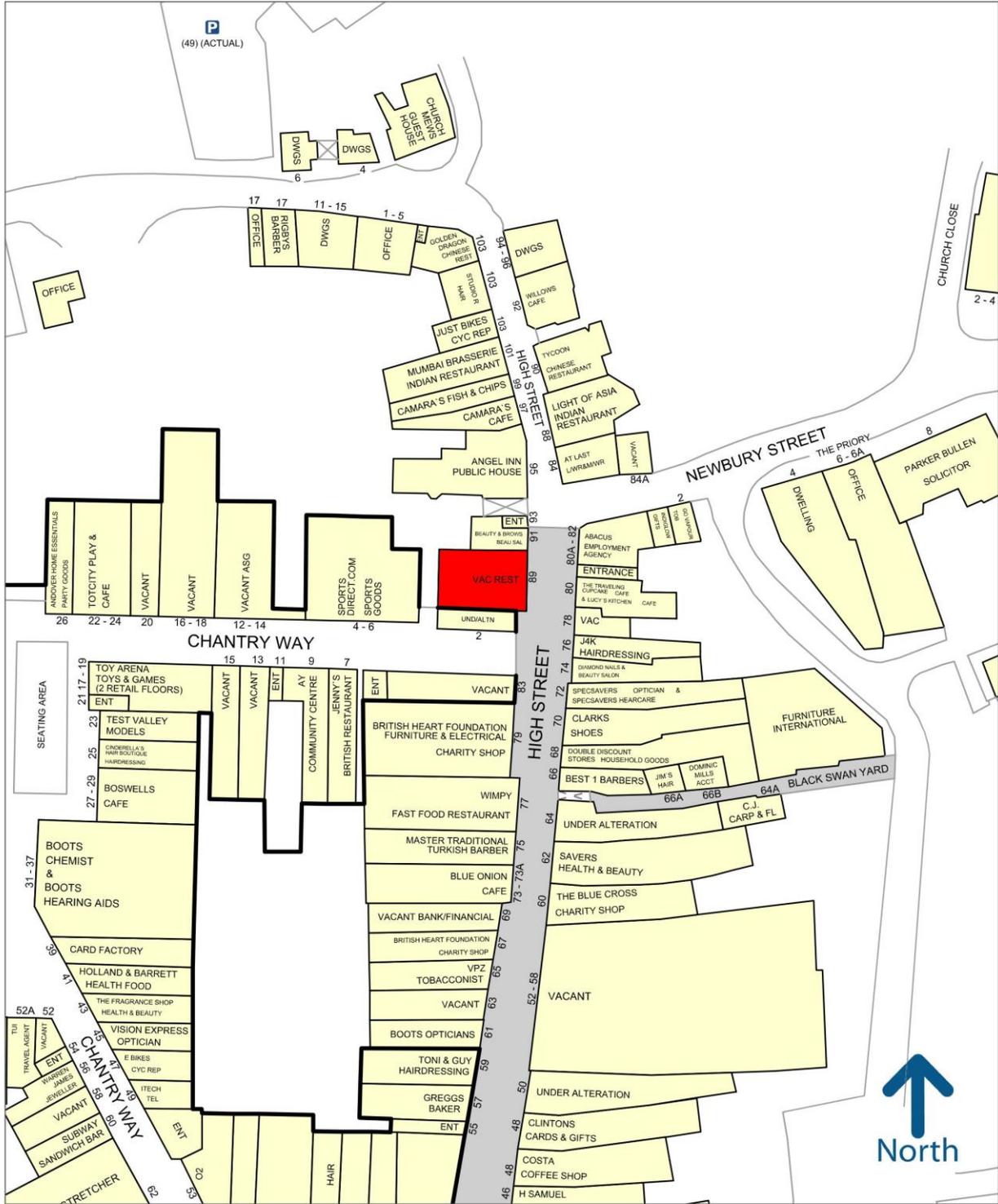
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Experian Goad Plan Created: 19/07/2021
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