



Units 1 & 2

33-35 Millway Road, Andover, SP10 3AS

Retail/convenience store opportunity in a prominent location

302 to 2,784 sq ft
(28.06 to 258.64 sq m)

- Potentially suitable for convenience store use
- Can be let individually or together
- Car parking to the rear
- Within a built up residential location

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Summary

Available Size	302 to 2,784 sq ft
Rent	Rent on application
Rateable Value	£18,250
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

The property comprises two ground floor retail units that can be let individually or as a pair.

Unit 1 has a wide glazed frontage, large retail area, kitchen and storage / delivery areas to the rear.

Unit 2 is a lock up shop with a glazed frontage and has a small office, store and kitchenette off the retail area.

To the rear of the building there is a large tarmacadam surfaced yard with allocated car parking.

Location

The property is situated within a built-up residential area, just off the Weyhill Road, which is one of the main roads leading to Andover Town Centre, approximately 0.9 miles to the east of the subject property. Andover has a population of 50,815 according to the 2021 census and is scheduled for further growth.

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. It is also an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

Accommodation

The accommodation comprises the following areas:

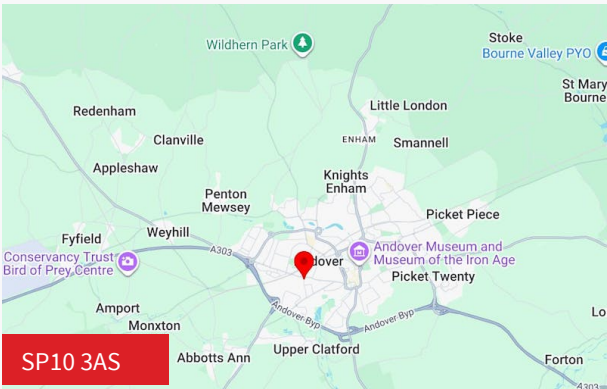
Name	sq ft	sq m	Availability
Unit - 1	2,482	230.59	Available
Unit - 2	302	28.06	Available
Total	2,784	258.65	

Terms

The property is being offered by way of a new full repairing and insuring lease (FRI) available on terms to be agreed. Rent on application. The rent is exclusive of rates, service charge and VAT.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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