



Unit 5, Bridge Street Mall

Andover, SP10 1QL

Hot Food Takeaway Unit - A5 use in established Mall

850 sq ft
(78.97 sq m)

- New full repairing and insuring lease available for a term to be agreed.
- Town Centre Location
- Nearby occupiers including Iceland and ASDA

Summary

Available Size	850 sq ft
Rent	£13,500 per annum
Rates Payable	£4,141.70 per annum This property should qualify for 100% rates relief
Rateable Value	£8,300
EPC Rating	C (65)

Description

Hot Food Takeway Unit

Location

The Mall is situated in a good secondary location adjacent to the prominent Sainsbury's store on the inner ring road between the Borden Gate car park and Bridge Street.

Andover has a population of approximately 40,500 and is scheduled to grow further over the next few years. There are good road links to London, the M25 and Heathrow & Gatwick airports by the A303 dual carriageway and M3, the West Country again by the A303, the major South Coast ports of Southampton and Portsmouth by the A34/M3 and the Midlands and the North by the A34/M40. Andover also has a mainline railway station on the London, Waterloo - Exeter line.

Accommodation

Description	sq ft	sq m	Availability
Ground floor	850	78.97	Available
Total	850	78.97	

Management & Service Charge

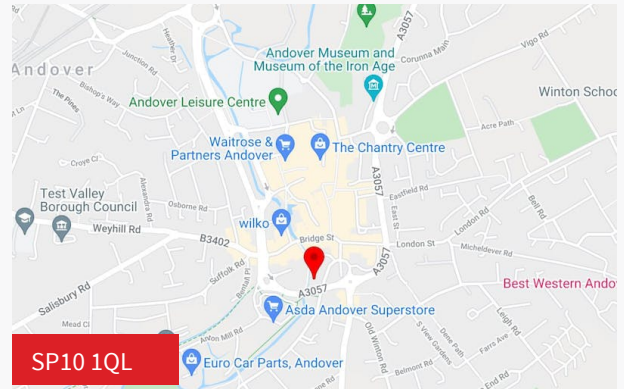
There is a service charge for the recovery of expenditure on common parts and this includes a management charge plus VAT payable at the rate of 7.5% of the annual headline rent then passing on the Unit.

Lease

A new effectively full repairing and insuring lease for a term to be agreed is available at the rent of £13,500 per annum subject to 3 yearly upward only rent reviews and exclusive of insurance premium, rates, service charge and management charge.

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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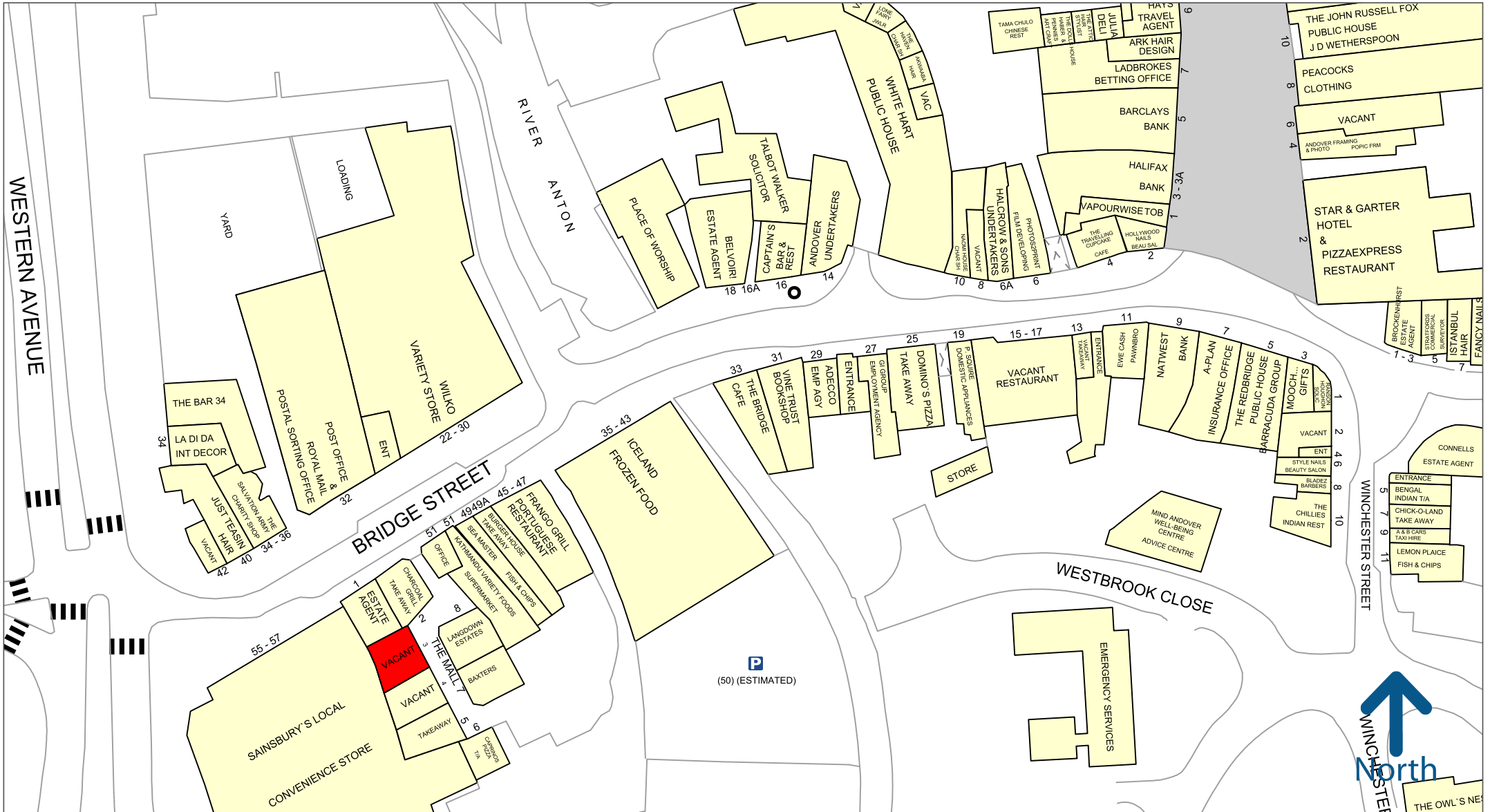
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50 metres

Experian Goad Plan Created: 13/11/2020

Created By: London Clancy

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