TWO-STOREY, TOWN CENTRE, RETAIL PREMISES



3 UNION STREET, ANDOVER, SP10 1PA

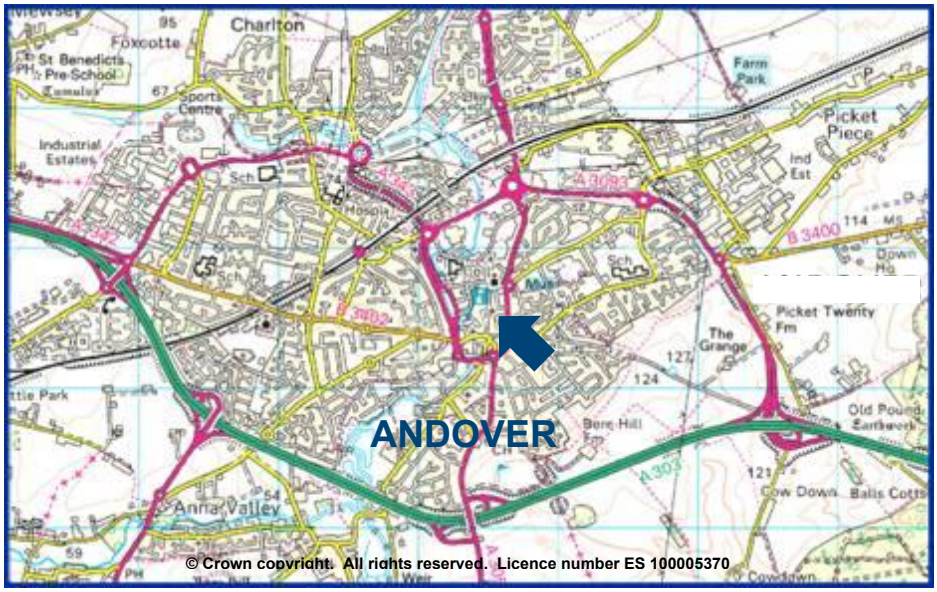
- 58.9 m^2 [634 ft^2]
- Two-storey, town centre, retail premises
- In busy pedestrianised thoroughfare
- Just off Andover High Street
- Heating
- Lighting
- WCs
- Close to two town centre car parks

NO BUSINESS RATES TO PAY WITH SMALL BUSINESS RATE RELIEF

£1,200 GRANT MAY BE AVAILABLE SEARCH TVBC INDEPENDENT RETAILER GRANT

FOR SALE / TO LET

Stratfords Commercial
Chartered Surveyors
1-5 London Street · Andover · SP10 2NU
01264 351622
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LOCATION

The premises are located in the busy pedestrianised Union Street, just off Andover High Street, and close to several town centre car parks.

Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the home of the Administrative Headquarters of the British Army's Land Forces, and many well-known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

TRANSPORT LINKS

Andover has 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 together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40.

Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

DESCRIPTION

Two-storey, town centre, retail premises extending to 58.9 m^2 [634 ft^2] with heating, lighting & WCs.

SERVICES

Mains electricity, gas, water and sewerage.

ACCOMMODATION

	m^2	[ft^2]
GROUND FLOOR		
Retail Area	31.4	[338]
Understairs Cupboard	1.4	[15]
Rear Lobby		
FIRST FLOOR		
Office/Storage	255.0	[269]
WCs		
OUTSIDE		
External Cupboards	1.1	[12]
TOTAL	58.9	[534]

Approximate net internal measurements in accordance with the RICS Code of Measuring Practice 6th Edition.

RATING ASSESSMENT

Rateable Value from 01/04/2026	£8,300.00
Business Rates 2026/27	£3,170.60
With Small Business Rate Relief	£0.00
Local Council Reference	03211355004003
Local Council	Test Valley

In England and Wales small businesses are generally entitled to Small Business Rate Relief if they only occupy one commercial property and the rateable value of the premises is less than £15,000.

These figures have been obtained from www.voa.gov.uk but do not include any adjustment for the impact of transitional arrangements. They are provided as a guide only and interested parties should check the exact liability with the Local Council.

BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID but as the Rateable Value is below £10,000 are not subject to a charge of 2% of the Rateable Value per year.

ENERGY PERFORMANCE CERTIFICATE

E105 - Valid until 23/11/2032.

LEASING BUSINESS PREMISES

The Code for Leasing Business Premises, England and Wales 2020, is available to download at: www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

CAR PARKING SEASON TICKETS

Test Valley Borough Council usually have season tickets available in some of the town centre parks. See www.testvalley.gov.uk or telephone 01264 368000.

GRANT

A £1,200 grant may be available from Test Valley Borough Council - search TVBC Independent Retailer Grant.

TERMS

EITHER FOR SALE
Price £150,000.

OR TO LET
On a new FRI lease for a period to be agreed at a commencing rent of £12,000 pax.

VAT is not currently charged.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment please with the sole agents

Philip Hadfield
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