FOUR-STOREY RETAIL & OFFICE BUILDING

GROUND FLOOR SHOP LET & RESIDENTIAL DEVELOPMENT POTENTIAL ABOVE



11 BRIDGE STREET, ANDOVER, SP10 1BE

- **Total 200.3 m^2 [2,153 ft^2]**
- **Ground Floor Shop 86.8 m^2 [934 ft^2]**
- **Upper Floors 113.5 m^2 [1,219 ft^2]**
- **Prominent Bridge Street location opposite High Street**
- **Four-storey retail & office building with single-storey rear extension**
- **Ground floor shop let**
- **Residential development potential above subject to consents**
- **Rear pedestrian access from Westbrook Close**
- **Close to several town centre car parks**

FOR SALE FREEHOLD

Stratfords Commercial
Chartered Surveyors
1-5 London Street · Andover · SP10 2NU
01264 351622
www.stratfords-commercial.co.uk



LOCATION

The premises are located in a prominent position in Bridge Street, opposite the junction with Andover High Street and close to several town centre car parks.

The 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

The premises comprise what is essentially a four-storey building with single-storey rear extension providing a ground floor shop which is let and office accommodation on the upper floors together with potential for residential development subject to consents and a rear pedestrian access from Westbrook Close.

SERVICES

Mains electricity, gas, water and sewerage.

ENERGY PERFORMANCE CERIFICATE

D90 - valid until 17/09/2035.

ACCOMMODATION

	m^2	[ft^2]
GROUND FLOOR		
Retail Area	8.0	[86]
Understairs Cupboard	32.9	[354]
OfficeLobby/Store	4.8	[52]
WCs		
Kitchen	14.4	[155]
Store 1	15.9	[171]
Store 2	10.8	[116]
GROUND FLOOR TOTAL	86.8	[934]
FIRST FLOOR		
Front Room	33.9	[365]
Rear Room	10.4	[112]
WCs		
FIRST FLOOR TOTAL	44.3	[477]
SECOND FLOOR		
Room 1	9.0	[97]
Room 2	9.8	[105]
Store	2.7	[29]
Room 3	15.8	[170]
Room 4	17.4	[187]
WC		
SECOND FLOOR TOTAL	54.7	[588]
THIRD FLOOR		
Room 5	10.2	[108]
Kitchen	4.3	[46]
WC		
THIRD FLOOR TOTAL	14.5	[154]
TOTAL	200.3	[2,153]

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

RATING ASSESSMENTS

Unit	Description	RV
Ground Floor	Shop	£13,250
First Floor	Hairdressing Salon	£3,200
Room 1	Offices	£880
Room 2	Offices	£1,025
Room 3	Offices	£1,725
Room 4	Offices	£1,825
Room 5	Offices	£900

BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID, and are subject to a charge of 2% of the Rateable Value per year if the Rateable Value is £10,000 or above so only the ground floor premises have to pay.

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.

TENURE

Freehold.

LETTING

The ground floor shop is let to Denancial Ltd who are holding over on a 10 year FRI lease from 18/01/2013 subject to a non-downward rent review on 17/01/2017 and at a current rent of £20,000 pax.

PRICE

Offers invited in the region of £350,000.

VAT

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
Stratfords Commercial
01264 351622
pah@stratfords-commercial.co.uk

Stratfords Commercial
Chartered Surveyors
1-5 London Street · Andover · SP10 2NU
01264 351622
www.stratfords-commercial.co.uk

RICS Regulated by RICS

Stratfords Commercial for themselves and for the sellers or lessors of this property whose agents they are give notice that (i) these particulars are produced in good faith and are set out as a general guide only, (ii) the particulars do not constitute, nor constitute part of an offer or contract, (iii) intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of the statements made, (iv) neither the agents nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property, (v) all measurements and areas quoted are approximate, (vi) The agents have not carried out any tests on the mechanical, electrical or other services affecting the property, (vii) prices and rents, unless otherwise stated, are quoted exclusive of VAT and interested parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction, and (viii) the Post Code information has been obtained from www.royalmail.com but interested parties must satisfy themselves as to the accuracy.