PRIME GROUND FLOOR SHOP



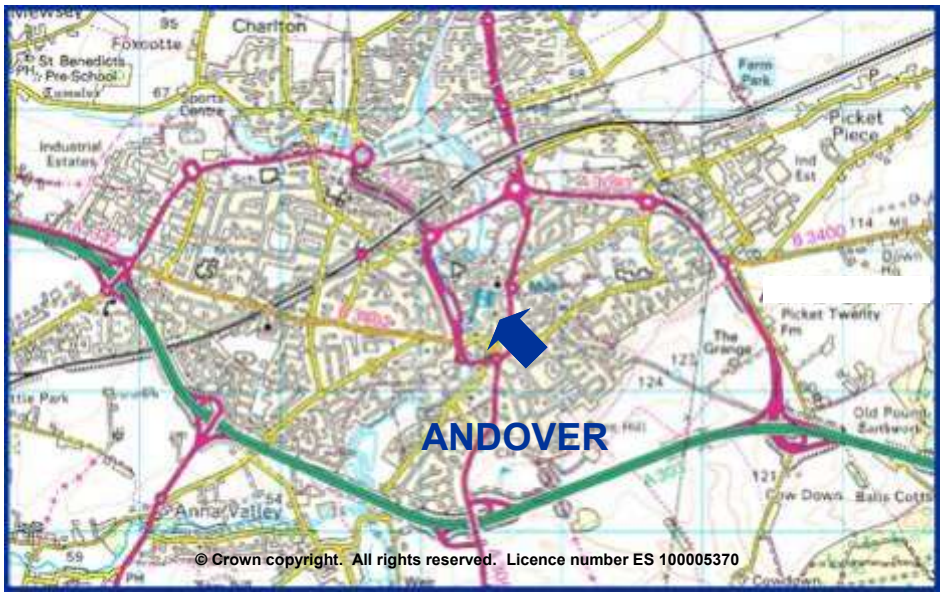
£1,200 GRANT MAY BE AVAILABLE
SEARCH TVBC INDEPENDENT RETAILER GRANT

38-40 HIGH STREET, ANDOVER, SP10 1NF

- **222.5 m^2 [2,395 ft^2]**
- **Prime Ground Floor Shop**
- **Close to Boots Opticans, BT/EE, Cards Direct, Costa, Greggs, H Samuel, HSBC, Lloyds Bank, Post Office & TG Jones**
- **Kitchenette & WCs**
- **Rear Loading**
- **Well Served by Public Car Parks**
- **Weekly Markets on Thursdays & Saturdays**
- **Monthly Farmers' Markets on Sundays**

TO LET

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 prime position in Andover High Street close to Boots Opticans, BT/EE, Cards Direct, Costa, Greggs, H Samuel, HSBC, Lloyds Bank, Post Office & TG Jones

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

Prime ground floor shop with kitchenette, WCs & rear loading.

SERVICES

Mains electricity, water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

C66 -valid until 14/05/2030.

ACCOMMODATION

	m^2	[ft^2]
Ground Floor	222.5	[2,395]
TOTAL	222.5	[2,395]

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

RATING ASSESSMENT

These are estimated figures as the upper floors are currently included in the Rateable Values

Rateable Value from 01/04/2026 £30,500.00
Business Rates Payable 2026/27 £11,651.00
Billing Authority Reference 0321062507902
Billing Authority Test Valley Borough Council

The 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 Billing Authority.

BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID and are subject to a charge of 2% of the Rateable Value per year ie £610.

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.

TERMS

To be let on a new effectively FRI lease for a period to be agreed at a commencing rent of £42,000 pax + VAT.

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

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RICS Regulated by RICS

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