TWO ADJOINING SMALL SHOPS



7 & 9-11 LONDON STREET, ANDOVER, SP10 2NU

- **21.9 & 38.2 m^2 [236 & 412 ft^2]**
- **Two adjoining small shops**
- **Lighting**
- **Small rear yards**
- **External WCs**

NO BUSINESS RATES TO PAY

WITH SMALL BUSINESS RATE RELIEF

£1,200 GRANT MAY BE AVAILABLE

SEARCH TVBC INDEPENDENT RETAILER GRANT

TO LET

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



© Crown copyright. All rights reserved. Licence number ES 100005370

LOCATION

The premises are located in London Street, just off Andover High Street and close to several public 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, 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 adjoining small shops with lighting, small rear yards & external WCs.

SERVICES

7 London Street
Mains electricity, water and sewerage.

9-11 London Street
Mains electricity, gas, water and sewerage.

ACCOMMODATION

	m^2	[ft^2]
7 London Street		
Retail Area	21.9	[236]
WC		
TOTAL	21.9	[236]
9-11 London Street		
Retail Area	38.2	[412]
WC		
TOTAL	38.2	[412]

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

RATING ASSESSMENT

The two shops are currently assessed together but we set out estimated figures.

7 London Street	
Rateable Value from 01/04/2026	£5,250.00
Business Rates Payable 2026/27	£2,005.50
With Small Business Rate Relief	£0.00
9-11 London Street	
Rateable Value from 01/04/2026	£10,000.00
Business Rates Payable 2026/27	£3,820.00
With Small Business Rate Relief	£0.00

Billing Authority Reference 03210625108011
Billing Authority Test Valley Borough Council

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.

The figures have been based on figures 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.

ENERGY PERFORMANCE CERTIFICATE

7 D78 - Valid until 06/12/2028.
9-11 D85 - Valid until 05/11/2031.

BUSINESS IMPROVEMENT DISTRICT

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

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 let on new FRI leases for periods to be agreed at the following commencing rents:

7 London Street
£8,000 pax + VAT.

9-11 London Street
£14,000 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

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.