

SIX UNIT, FREEHOLD, INDUSTRIAL INVESTMENT



UNIT 1



UNIT 2



UNIT 3



UNIT 4



UNIT 5



UNIT 6

UNITS 1-6 R/O 94 CHARLTON ROAD, ANDOVER, SP10 3JZ

- 1,148.5 m² [12,362 ft²]
- 0.43 hectares [1.07 acres] site
- 6 unit industrial investment
- Let and producing rents of £55,700 pax
- Potential for considerable rental growth
- No VAT

FOR SALE FREEHOLD

**Stratfords
Commercial**
Chartered Surveyors
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LOCATION

The premises are located in Charlton Road, Andover, to the rear of Charlton Road Garage, close to Andover War Memorial Hospital and about 1 mile to the north-west of Andover town centre.

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 six factory/warehouse units in three detached buildings which are all let on a site of approximately 0.43 hectares [1.07 acres].

SERVICES

Mains electricity, water and sewerage.

ACCOMMODATION

UNIT		m ²	ft ²
1	Ground Floor	118.4	1,275
	Mezzanine	59.0	635
	TOTAL 1	177.4	1,910
2	Ground Floor	316.8	3,410
	TOTAL 2	316.8	3,410
3	Ground Floor	170.6	1,836
	TOTAL 3	170.6	1,836
4	Ground Floor	290.6	3,128
	TOTAL 4	290.6	3,128
5	Ground Floor	48.9	526
	TOTAL 5	48.9	526
6	Ground Floor	111.0	1,195
	Mezzanine	33.2	357
	TOTAL 6	144.2	1,552
	TOTAL 1-6	1,148.5	12,362

RATING ASSESSMENTS

UNIT	DESCRIPTION	RATEABLE VALUE
1	Workshop & Premises	£14,250
2	Workshop & Premises	£20,250
3	Workshop & Premises	£11,500
4	Workshop & Premises	£18,250
5	Shop & Premises	£6,000
6	Store & Premises	£7,200

ENERGY PERFORMANCE CERTIFICATES

UNIT	RATING	VALID UNTIL
1	E117	04/07/2035
2	Exempt	
3	D91	08/08/2035
4	Exempt	
5	C73	06/07/2035
6	D80	06/07/2035

LETTINGS

UNIT	TENANT	LEASE	RENT RE-VIEW	USE	RENT	OPTION TO BREAK	SECURITY OF TENURE
1	Richard Storey	5 year FRI from 01/04/2022	01/04/2025	Car Sales	£7,800 pax	01/04 each year with 3 months' notice	Excluded
2	Philip Michael Patrick Kearney	5 year FRI from 01/11/2024	01/11/2027	Vehicle Repairs & Maintenance	£15,000 pax	01/11 each year with 3 months' notice	Excluded
3	Anthony Mark Burley	5 year FRI from 01/11/2025	01/11/2028	Vehicle Storage & Re-furbishment	£8,000 pax	01/11 each year with 3 months' notice	Excluded
4	Anthony Mark Burley	5 years FRI from 12/09/2022	19/02/2025	Coachworks	£11,700 pax	12/09 each year with 3 months' notice	Excluded
5	Christopher Morris	5 years FRI from 01/06/2021	01/06/2024	Hairdressers Salon	£6,900 pax	01/06 each year with 3 months' notice	Excluded
6	Michael John Wake	5 years FRI from 01/01/2026	01/01/2029	Painters & Decorators Storage & Office	£6,300 pax	01/01 each year with 3 months' notice	Excluded
TOTAL					£55,700 pax		

TENURE

Freehold with the benefit of a right of way across Charlton Road Garage.

PRICE

Offers invited in the region of £750,000.

VAT is not currently charged.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Please contact the sole agents

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