GROUND FLOOR LOCK-UP SHOP



14 HIGH STREET, ANDOVER, SP10 1NX

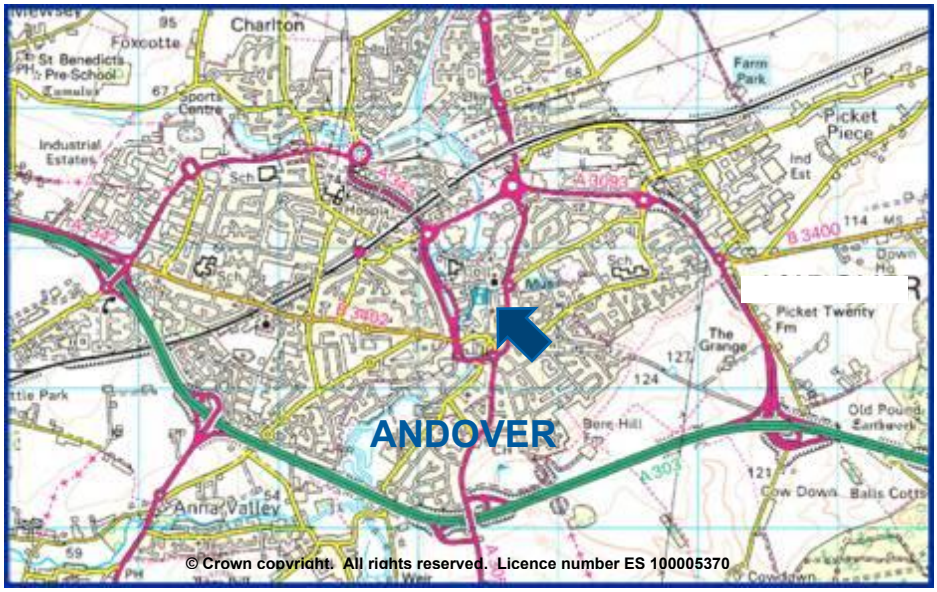
£1,200 GRANT MAY BE AVAILABLE
SEARCH TVBC INDEPENDENT RETAILER GRANT

- 101.8 m^2 [1,095 ft^2]
- Ground floor lock-up shop
- Busy High Street location overlooking Andover Market Place
- Close to Bet Fred, Hays Travel, Ladbrokes, Lloyds Bank, Nationwide Building Society, Peacocks, Poundland, Superdrug & Wetherspoons
- Lighting
- Kitchenette
- WC
- George Yard Public Car Park to the rear

TO LET

3648C 260901

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



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LOCATION

The premises are located in Andover High Street overlooking Andover Market Place and close to Bet Fred, Hays Travel, Ladbrokes, Lloyds Bank, Nationwide Building Society, Peacocks, Poundland, Superdrug & Wetherspoons.

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

Ground floor lock-up shop extending to 101.8 m^2 [427 ft^2] with lighting, kitchenette & WC.

SERVICES

Mains electricity, water and sewerage.

ACCOMMODATION

	m^2	[ft^2]
Retail Area	56.7	[610]
Inner Lobby	5.4	[58]
Staffroom/Storage	39.7	[427]
WC		
TOTAL	101.8	[1,095]

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

RATING ASSESSMENT

Rateable Value from 01/04/2026	£19,000.00
Business Rates 2026/27	£7,258.00
Local Council Reference	03210625063000
Local Council	Test Valley

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.

ENERGY PERFORMANCE CERTIFICATE

C67 - Valid until 08/06/2035.

BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID and are subject to a charge of 2% of the Rateable Value per year ie £380 pa.

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

To let on a new FRI lease for a period to be agreed at a commencing rent of £25,000 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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