

TOWN CENTRE, RETAIL & OFFICE PREMISES

FIRST FLOOR OFFICES LET AT £8,400 pax

CONSENT TO CONVERT FIRST FLOOR TO A TWO-BEDROOMED DWELLING



66 HIGH STREET, ANDOVER, SP10 1NG

- Ground Floor Shop 51.0 m² [549 ft²]
- First Floor Offices 55.1 m² [593 ft²]
- Two-Storey, Town Centre, Retail & Office Premises
- Grade II Listed Building
- Vacant ground floor shop
- Planning Permission & Listed Building Consent for Conversion of First Floor Offices to Two-Bedroomed Dwelling
- First Floor Offices Let at £8,400 pax
- No VAT

FREEHOLD FOR SALE

Ground floor vacant & income from first floor offices

OR GROUND FLOOR SHOP TO LET

4172C 261020

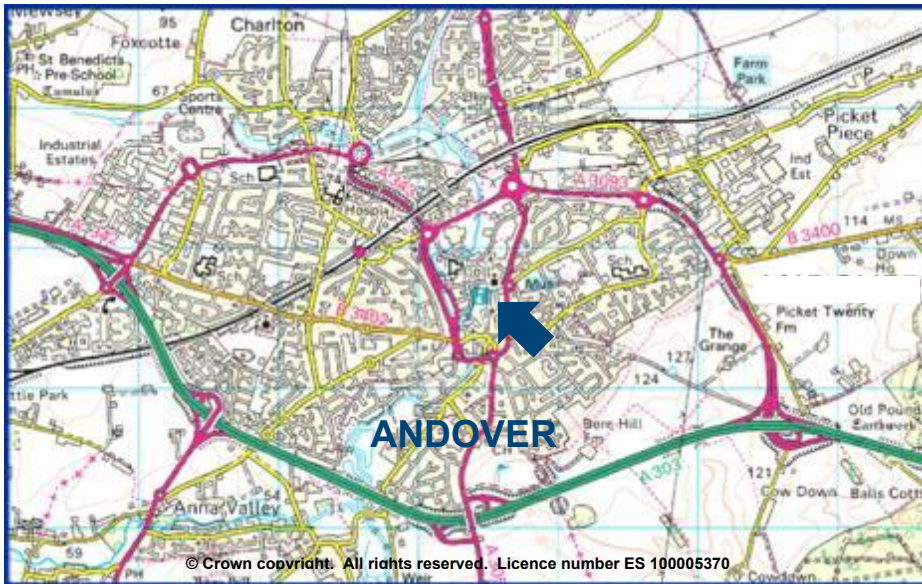
**Stratfords
Commercial**

Chartered Surveyors

1-5 London Street • Andover • SP10 2NU

01264 351622

www.stratfords-commercial.co.uk



TENURE

Freehold.

LETTINGS

GROUND FLOOR

Vacant.

FIRST FLOOR

Lett to Ordara Ltd on a 6-year FRI lease from 05 October 2022 subject to CPI rent reviews on 05/10/2024 & 05/10/2026, mutual option to break with 6 months' notice, a deposit of £1,500, security of tenure excluded at the end of the term, and at a current rent of £8,400 pax.

TERMS

EITHER FOR SALE

Price £250,000

With vacant ground floor shop and income from first floor offices.

OR TO LET

On a new FRI lease for a period to be agreed at a commencing rent of £17,000 pax.

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



1-5 London Street · Andover · SP10 2NU

01264 351622

www.stratfords-commercial.co.uk

LOCATION

The premises are located in Andover High Street, next to Black Swan Yard, which is a pedestrian walkway to a large public car park to the rear, and close to The Chantry Centre, Clarks, Greggs, Savers & Specsavers together with a number of local retailers.

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 comprises a two-storey, Grade II Listed Building with vacant ground floor shop together with self-contained first floor offices which are currently let at £8,400 pax and with consent to convert the offices to a 2 bedroomed dwelling.

SERVICES

Mains electricity, water and sewerage.



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.

ACCOMMODATION

	m ²	[ft ²]
GROUND FLOOR		
Retail Area	45.7	[492]
Kitchen	5.3	[57]
WC		
GROUND FLOOR TOTAL	51.0	[549]
FIRST FLOOR		
Front Office	39.1	[421]
Tea Point	2.4	[26]
Rear Office	13.6	[146]
FIRST FLOOR TOTAL	55.1	[593]
TOTAL	106.1	[1,142]

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

RATING ASSESSMENTS

GROUND FLOOR	
Rateable Value from 01/04/2026	£11,500.00
FIRST FLOOR	
Rateable Value from 01/04/2026	£8,000.00
Local Council	Test Valley

These figures have been obtained from www.voa.gov.uk. They are provided as a guide only and interested parties should check the figures with the Local Council.

PLANNING

Planning Permission [25/00954/FULLN] & Listed Building Consent [25/00955/LBWN] were both granted on 11 February 2026 to convert the first-floor office into a 2 bedroomed dwelling.

ENERGY PERFORMANCE CERTIFICATE

Ground Floor	C55-Valid until 28/06/2028
First Floor	E101-Valid until 28/06/2028