Retail

TO LET

CURCHOD&CO



New Convenience Store

Dairy Road, Andover, SP11 6YG

Brand New Convenience Store Opportunity available immediately

3,767 sq ft

(349.97 sq m)

- Brand new convenience store with allocated parking
- Available by way of a new FRI lease
- Forms part of the wider Augusta Park development
- Prominent location

New Convenience Store, Dairy Road, Andover, SP11 6YG

Summary

Available Size	3,767 sq ft
Rent	Rent on application
Business Rates	If you're eligible, you could get 40% off your business rates bills for the 2025 to 2026 billing year (1 April 2025 to 31 March 2026). Prospective purchasers/tenants are to make their own enquiries via the Local Authority.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property to be constructed comprises a brand new purpose built ground floor convenience store with residential accommodation above. The customer car park will be located to the west of the property and there is a delivery drop-off point outside the service entrance on the east side of the property.

The retail premises will be well placed to serve the local community, within an established site of approximately 2,800 homes. Andover has a population of 50,815 according to the 2021 census and is scheduled for further growth.

Location

The property is part of a wider urban extension (Augusta Park) that has delivered 2,800 new homes and associated facilities and open space. The wider site has been completed creating a new community of residents in the northeast of Andover. Augusta Park is predominantly residential in character, but also includes primary schools, nurseries, a community facility and takeaways.

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. It is also an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

Terms

The opportunity is being offered by way of a new full repairing and insuring lease (FRI) available on terms to be agreed.

Rent on application. The rent is exclusive of rates, service charge and VAT.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Keith Enters
01256 462222 | 07803 411940
kenters@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 13/11/2026