E (Commercial / Business / Service), Retail

TO LET

CURCHOD&CO



Ground Floor

22-30 Bridge Street, Andover, SP10 1BN

Substantial Former Wilko Store in Town Centre Location

15,300 sq ft

(1,421.42 sq m)

- Former Wilko
- Prominent town centre location, adjacent to Iceland
- Public car park to the rear
- Large flexible retail floorplate
- Rear loading yard

Ground Floor, 22-30 Bridge Street, Andover, SP10 1BN

Summary

Available Size	15,300 sq ft
Rent	£8 per sq ft
Rateable Value	£49,547 The Rateable Value is provided as a guide only; the business rates will need to be reassessed.
Service Charge	Tenant to pay a fair and reasonable proportion of the costs of maintaining the property
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

The premises comprise the entire ground floor of the former Wilko store, offering a substantial and predominantly open plan retail area suitable for a wide range of occupiers. The unit benefits from a wide glazed frontage with two customer entrances. Internally, the accommodation is arranged as a large open plan trading area with suspended ceiling grid and LED lighting. To the rear, there is access to a shared loading area.

Location

The premises are situated in a prime town centre position in Andover, Hampshire, forming part of a well established retail pitch with strong pedestrian flows. The unit sits close to major national retailers, including Iceland, Asda and Odeon Cinema and benefits from immediate proximity to town centre car parks, bus routes, and key pedestrian thoroughfares.

Andover is a popular market town located approximately 24 miles north of Southampton, 18 miles west of Basingstoke, and 33 miles south of Reading, with excellent access via the A303, connecting to the M3 and wider South East. Andover railway station provides regular services to London Waterloo (circa 1 hour 10 minutes) and Salisbury.

Viewings

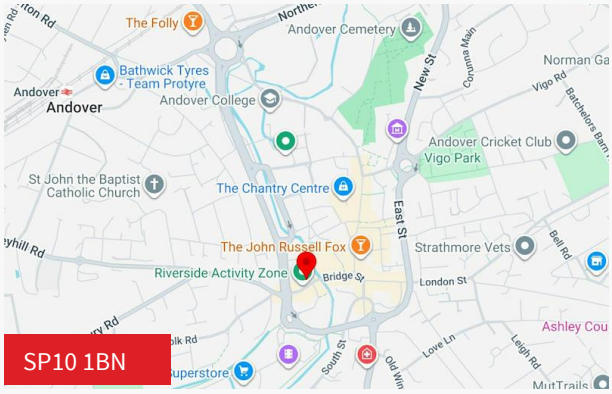
Viewings to be arranged via the sole agents.

Terms

The premises are available by way of sublease, for a lease term expiring 1st November 2036

Anti Money Laundering

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







Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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