



52/58

High Street, Andover, SP10 1NF

Prime town centre retail unit with allocated parking

8,215 to 16,429 sq ft
(763.20 to 1,526.30 sq m)

- Available as a whole, or two individual units, subject to sub-division works
- Wide shop frontage facing High Street, with rear access to public car park
- Large open plan floor plate
- Rear loading bay
- Allocated rear parking

Summary

Available Size	8,215 to 16,429 sq ft
Rent	Rent on application
Rates Payable	£52,143 per annum 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.
Rateable Value	£95,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

The property comprises a wide, double-fronted ground floor retail premises, that occupies a prominent position within the town centre of Andover.

The property has two separate entrances facing the High Street, and rear access to the allocated parking, and Black Swan Public Car Park.

The property which has a total approximate floor area of 16,429 sq ft [GIA], could also be let as two individual retail units of approximately 8,215 sq ft each, subject to sub-division works.

Floorplans are available upon request.

Location

Andover has a population of approximately 50,000 and is scheduled to grow further over the next few years. Andover enjoys good access from the A303 West Country trunk road with the A34 Midlands to South Coast trunk road approximately 6 miles to the east. Other towns in the region include Winchester (15 miles), Basingstoke (22 miles), Newbury (20 miles) and Salisbury (20 miles).

The premises occupies a prominent position on the High Street, close to the entrance of the Chantry Centre Shopping Centre. Nearby occupiers include, Costa Coffee, Clarks, EE, Specsavers, Clintons, H Samuels, Savers, Greggs, amongst a range of independent shops and eateries.

Viewings

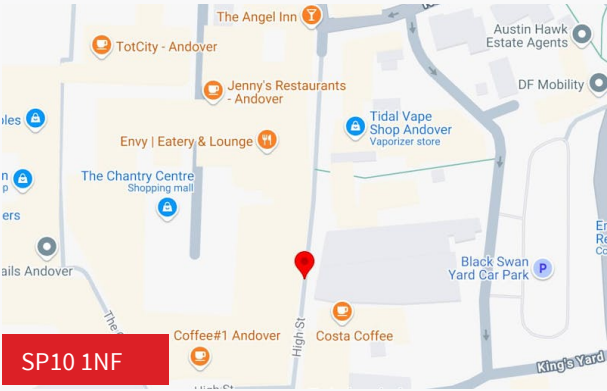
Viewings to be arranged via the sole agents.

Terms

A new FRI (Fully repairing & insuring) lease for a term to be agreed.

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

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