

ANDOVER – 65 HIGH STREET

PRIME SHOP TO LET ADJACENT TO BOOTS OPTICIANS



LOCATION

The Chantry Centre is Andover's only covered Shopping Centre offering over 225,000 sq.ft. of retail floor space, together with the town's principal multi-storey car park (650 spaces). The centre is anchored by **Waitrose** with other national multiple retailers including **Boots**, **Sports Direct** and **Poundstretcher**.

The property occupies a prime location on the High Street, between the two entrances to Chantry Centre and close to many multiple retailers including **Greggs**, **Toni & Guy**, **British Heart Foundation**, **Boots** and **Costa**.

THE PROPERTY

The premises are arranged over ground and first floor levels and offers the following approximate dimensions and net internal floor areas:

Gross Frontage	-	5.6 m	18' 05"
Internal Width	-	5.3 m	17' 06"
Shop Depth	-	20.3 m	66' 06"
Ground Floor Area		92.0 m ²	995 sq.ft.
First Floor Storage	-	34.0 m ²	367 sq.ft.

EPC

An EPC is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

LEASE

The property is available on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental in the region of **£25,000 p.a. excl.**

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	£23,750
UBR (2020/2021)	-	49.9p

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Test Valley Borough Council – Tel: 01264 368 000

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk or
John Mortimer johnmortimer@sprrg.co.uk

Tel: 020 7409 2100