

ANDOVER – 83 HIGH STREET CHANTRY CENTRE

RETAIL UNIT TO LET IN PROMINENT CORNER LOCATION ADJACENT TO BHF FURNITURE & ELECTRICAL



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 prominent corner location at the High Street entrance to the Shopping Centre, adjacent to **BHF Furniture & Electrical** and close to **Animal**, **Clarks**, **Wimpy** and **Specsavers**.

THE PROPERTY

The premises offer the following approximate dimensions and net internal floor areas:

Internal Width (max)	-	5.56 m	18' 03"
Shop Depth	-	24.43 m	80' 02"
Ground Floor Sales	-	127.18 m ²	1,369 sq.ft.
First Floor Sales	-	65.68 m ²	707 sq.ft.
First Floor Ancillary	-	65.59 m ²	706 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 of **£20,000 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	-	£25,500
UBR (2019/2020)	-	49.1p

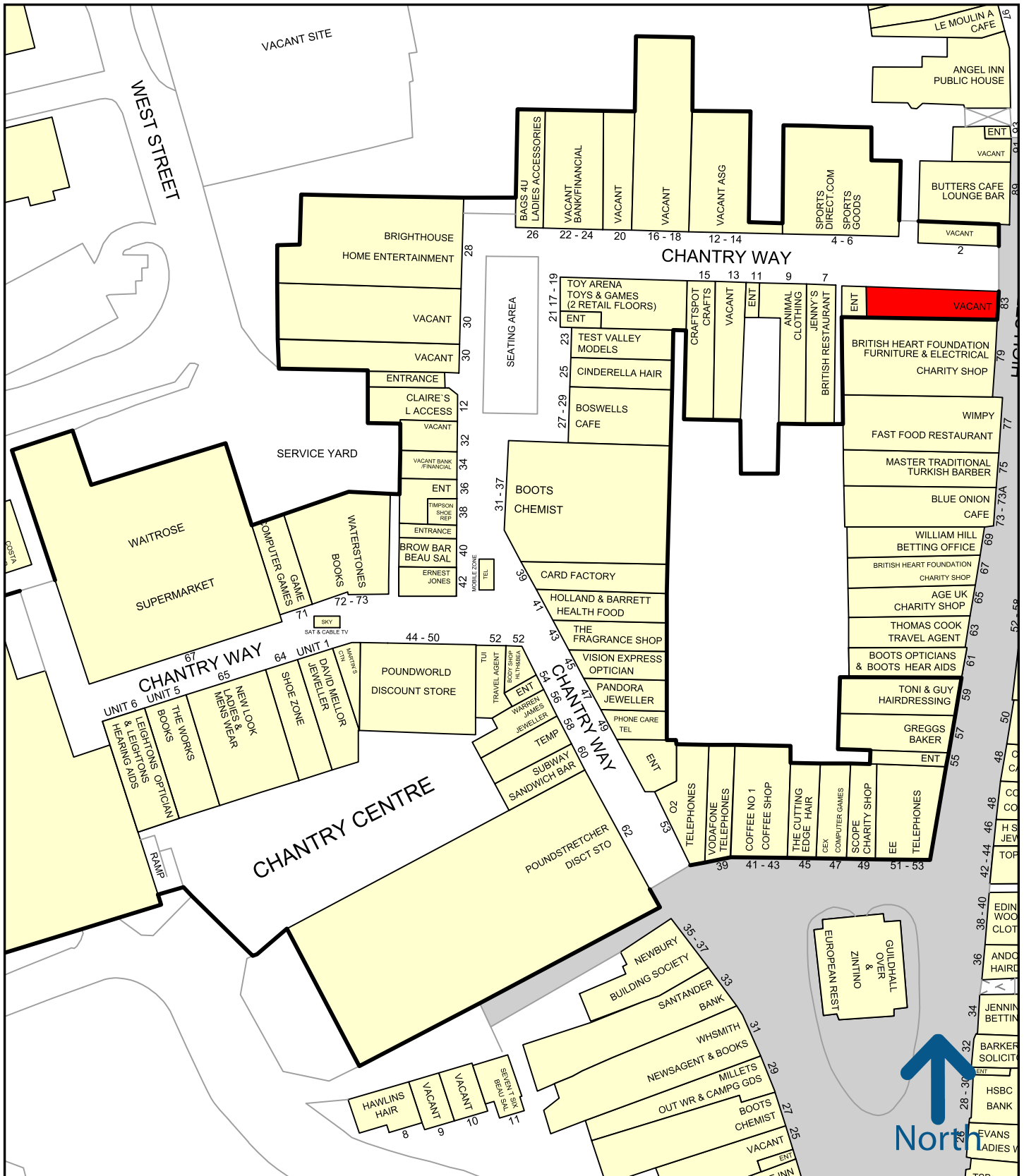
Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Test Valley Borough Council – Tel: 01264 368 000

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



50 metres

Experian Goad Plan Created: 10/05/2019
Created By: Smith Price RRG



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Ordnance Survey 100019885

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