

ANDOVER – UNIT 62, CHANTRY WAY CHANTRY CENTRE

**FORMER SUPERMARKET CURRENTLY OCCUPIED BY POUNDSTRETCHER
AVAILABLE TO LET OPPOSITE O2**



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 subject premises are on the main entrance Mall to the scheme linking into the High Street, opposite **O2**.

THE PROPERTY

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

Ground Floor Sales	-	1,807 m ²	19,456 sq.ft.
First Floor Ancillary	-	1,286 m ²	13,846 sq.ft.

NB: The property has the potential to be sub-divided and reconfigured to suit individual requirements.

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 lease basis with the potential for flexible terms and further information is available upon application.

RATES

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

Rateable Value	-	£250,000
UBR (2020/2021)	-	51.2p

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