

## ANDOVER – UNIT 47, CHANTRY WAY CHANTRY CENTRE

### PRIME SHOP TO LET ADJACENT TO VISION EXPRESS



#### 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 in the busiest mall of The Chantry Centre with nearby occupiers including **O2**, **Card Factory**, **Boots**, **Poundstretcher** and **Waterstone's**.

#### THE PROPERTY

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

Internal Width	-	5.23 m	17' 02"
Shop Depth	-	14.90 m	48' 11"
Ground Floor Sales	-	57.40 m <sup>2</sup>	618 sq.ft.
Ground Floor Ancillary	-	5.00 m <sup>2</sup>	57 sq.ft.
First Floor Ancillary	-	61.00 m <sup>2</sup>	663 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	-	<b>£25,500</b>
<b>UBR (2020/2021)</b>	-	<b>49.9p</b>

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](mailto:jimmoloney@sprrg.co.uk) or  
**John Mortimer** [johnmortimer@sprrg.co.uk](mailto:johnmortimer@sprrg.co.uk)

**Tel: 020 7409 2100**