

ANDOVER – UNIT 32, CHANTRY WAY CHANTRY CENTRE

PRIME SHOP TO LET OPPOSITE BOOTS



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 **Sports Direct** and **Poundstretcher**.

The property occupies a prime location in the busy covered Chantry Shopping Centre, opposite **Boots** with other nearby retailers including **Card Factory**, **Pandora**, **Waterstone's**, **Waitrose** and **New Look**.

THE PROPERTY

The premises are arranged over ground floor only and offers the following approximate dimensions and net internal floor area:

Internal Width	-	5.2 m	17' 01"
Ground Floor Sales	-	57.0 m ²	620 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 **£15,000 p.a. excl.**

SERVICE CHARGE

We understand the current service charge is £2,484 per annum.

RATES

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

Rateable Value	-	£20,000
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