



### TO LET

Retail Unit  
560 sq ft (52.02 sq m)

- Lock Up Shop Unit
- Available on New Lease
- Central Trading Position
- Close to High Street
- Double Window Frontage
- Open Plan Sales Area
- Separate Kitchen & WC's

## Winchester Street, Andover

2 Winchester Street, Andover, SP10 2EA

## LOCATION

Andover is a busy Hampshire town with a population of 50,887 (Source: 2021 Census), situated north of the main A303, 18 miles north east of Salisbury and 24 miles west of Basingstoke.

The premises occupy a town centre position fronting Winchester Street, close to the junction with London Street, Bridge Street and High Street, with other nearby occupiers including Shahi Raj Indian Restaurant, Bladez Barbers, Connells Estate Agents, Pizza Express, Brockenhurst Estate Agents, Ranson Houghton Solicitors and Mooch Fashionwear.

## DESCRIPTION

The premises comprise a ground floor lock up shop unit benefiting from a double window display frontage and central entrance door, leading to an open plan sales area, with partitioned utility/stockroom. In addition, there is a fitted rear kitchen with separate WC facilities.

The premises have a vinyl floor covering with painted internal walls and ceiling, with fitted lighting.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## ACCOMMODATION

Net Frontage	<b>14' 5"</b>	(4.39 m)
Internal Width (max)	<b>23' 7"</b>	(7.19 m)
Shop Depth	<b>26' 2"</b>	(7.98 m)

Net Sales Area	<b>560 sq ft</b>	(52.02 sq m)
Kitchen	<b>58 sq ft</b>	( 5.39 sq m)

Separate WC's

## LEASE TERMS

A new internal repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

## RENT

£15,750 per annum exclusive.

## VAT

VAT is not payable on the rent.

## BUSINESS RATES

Rateable Value: £11,750.\*

Rates payable for year ending 31/03/27: £5,076.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

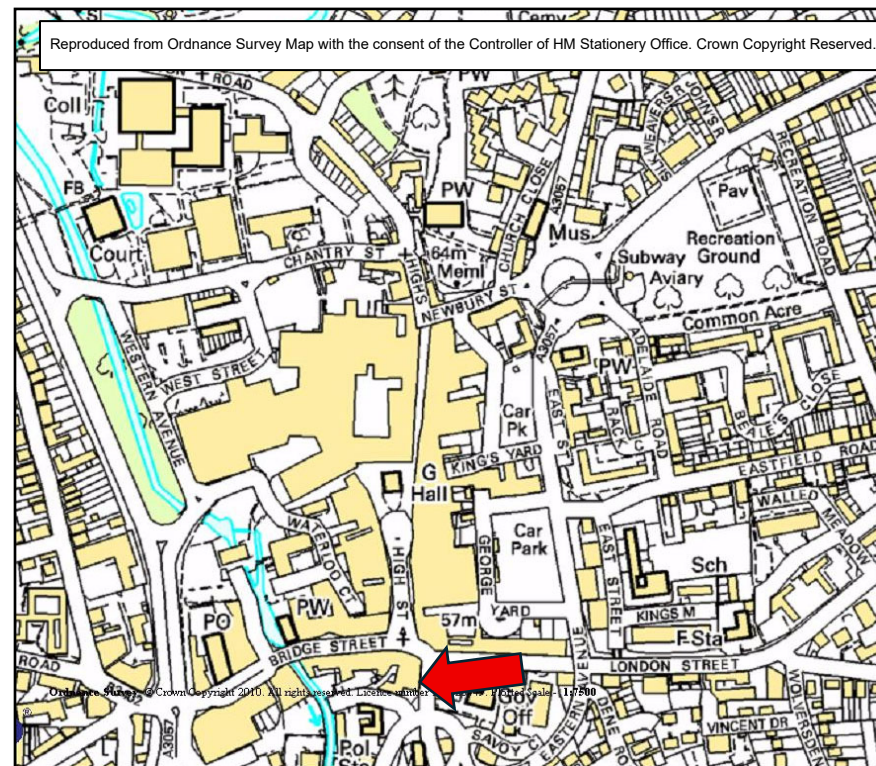
Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of D90.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## VIEWING

Strictly by appointment only.

Ref: SL/JW/20039

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