

DETACHED TWO-STOREY FORMER MEDICAL PREMISES

Suitable for a variety of alternative uses



68B JUNCTION ROAD, ANDOVER, SP10 3QX

- 286.7 m² [3,085 ft²]
- Detached, two-storey building plus basement & useful loft
- Previously used for medical services
- Located close to Andover town centre
- Andover railway station 0.4 miles on foot
- Parking for approximately 17 cars to the rear

FREEHOLD FOR SALE

**Stratfords
Commercial**
Chartered Surveyors

1-5 London Street · Andover · SP10 2NU

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PLANNING

Deemed Planning Consent was granted on 16 April 1991 [Reference TVN.00812/3] for Construction of a Mental Health Day Centre.

The consent currently limits the use to a Mental Health Day Centre and those bona fide uses related to it.

There is an hours of work restriction whereby the premises shall only be used between 0900 – 1700 on Monday - Saturday inclusive, except on those occasions where it is required for evening use when the premises shall close by 2230. On Sunday the premises shall only be open from 0900 - 1700.

The Deemed Planning Consent can be seen on the Test Valley Borough Council website: www.testvalley.gov.uk

PRICE

Offers invited in the region of £500,000. VAT is not currently charged.

LOCATION

The premises are located in Junction Road close to Andover Town Centre and about 0.4 miles on foot to Andover Railway Station.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the home of the Administrative Headquarters of the British Army's Land Forces and many well known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

TRANSPORT LINKS

Andover has good road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual-carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40.

Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

DESCRIPTION

A detached two-storey building plus basement and useful loft above part of the ground floor, previously used for medical services together with parking for approximately 17 cars to the rear.

SERVICES

Mains electricity, gas, water and sewerage.

RATING ASSESSMENT

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

E107 - valid until 02/04/2034.

ACCOMMODATION

	m ²	[ft ²]
BASEMENT		
Store	23.5	[253]
Store	7.9	[85]
Switch Room	2.5	[27]
Store	1.7	[18]
Boiler Room	5.0	[54]
GROUND FLOOR		
Entrance & Reception	43.4	[467]
Office	5.2	[56]
WCs		
Store	1.5	[16]
Staffroom	22.0	[237]
Office	11.4	[123]
Office	44.9	[483]
Store	1.1	[12]
Office	29.0	[312]
Office	7.1	[76]
Store	8.8	[95]
FIRST FLOOR		
Office*	12.2	[131]
Office	14.9	[160]
Office	24.5	[264]
Loft*	20.1	[216]
SECOND FLOOR		
Loft*		
TOTAL	286.7	[3,085]

Areas over 1.5 m headroom in rooms with some restricted height *

Approximate net internal measurements In accordance with the RICS Code of Measuring Practice 6th Edition.

TENURE

Freehold with the benefit of a right of way to the rear car park over the adjoining premises subject to paying a fair share of the maintenance costs.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment please with the sole agents

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