

HIGH STREET OFFICES



26A HIGH STREET, ANDOVER, SP10 1NN

- 119.6 m² [1,288 ft²]
- First & Second Floor Offices
- Overlooking Andover Market Place
- Lighting
- Kitchenette
- WCs

NO
BUSINESS RATES
TO PAY

WITH
SMALL BUSINESS
RATE RELIEF

TO LET

**Stratfords
Commercial**
Chartered Surveyors

1-5 London Street · Andover · SP10 2NU

01264 351622

www.stratfords-commercial.co.uk



BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID and are subject to a charge of 2% of the Rateable Value per year ie £230.

LEASING BUSINESS PREMISES

The Code for Leasing Business Premises, England and Wales 2020 is available to download at: www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

CAR PARKING SEASON TICKETS

Test Valley Borough Council usually have season tickets available in some of the town centre parks. See www.testvalley.gov.uk or telephone 01264 368000.

TERMS

To be let on a new FRI lease for a period to be agreed at a commencing rent of £12,500 pax plus VAT.

SERVICE CHARGE

There will be a service charge to cover maintenance of common parts, management of the development and insurance of the building.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment please with the sole agents

Philip Hadfield
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LOCATION

The premises are located next to HSBC in Andover High Street overlooking the Market Place.

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

First & second Floor Offices with lighting, kitchenette and WCs.

SERVICES

Mains electricity, water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

D93 - valid until 23/12/2035.

ACCOMMODATION

	m ²	[ft ²]
GROUND FLOOR		
Entrance Lobby		
FIRST FLOOR		
Room 1	26.4	[284]
Room 2	20.8	[224]
Room 3	10.1	[109]
Room 4	4.6	[50]
WCs		
SECOND FLOOR		
Room 5	17.4	[187]
Room 6	7.0	[75]
Room 7	4.1	[44]
Room 8	11.4	[123]
Room 9	13.9	[150]
Kitchenette	3.9	[42]
TOTAL	119.6	[1,288]

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

RATING ASSESSMENT

Rateable Value from 01/04/2023 £10,250.00
Business Rates Payable 2025/26 £5,114.75
With Small Business Rate Relief £0.00

Rateable Value from 01/04/2026 £11,500.00
Business Rates Payable 2026/27 £4,968.00
With Small Business Rate Relief £0.00

Billing Authority Reference 0321062507326
Billing Authority Test Valley Borough Council

In England and Wales small businesses are generally entitled to Small Business Rate Relief if they only occupy one commercial property and the rateable value of the premises is less than £15,000.

The figures have been obtained from www.voa.gov.uk but do not include any adjustment for the impact of transitional arrangements. They are provided as a guide only and interested parties should check the exact liability with the Billing Authority.



Stratfords Commercial for themselves and for the sellers or lessors of this property whose agents they are give notice that (i) these particulars are produced in good faith and are set out as a general guide only, (ii) the particulars do not constitute, nor constitute part of an offer or contract, (iii) intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of the statements made, (iv) neither the agents nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property, (v) all measurements and areas quoted are approximate, (vi) The agents have not carried out any tests on the mechanical, electrical or other services affecting the property, (vii) prices and rents, unless otherwise stated, are quoted exclusive of VAT and interested parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction, and (viii) the Post Code information has been obtained from www.royalmail.com but interested parties must satisfy themselves as to the accuracy.



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