

## FREEHOLD RETAIL INVESTMENT



### 1C UNION STREET, ANDOVER, SP10 1PA

- 40.4 m<sup>2</sup> [435 ft<sup>2</sup>]
- Single-storey retail premises
- Busy location in pedestrianised Union Street just off Andover High Street
- Let to Julie Wakeham & Theresa Holloway t/a Hair & Flair since 1998
- Possible long-term addition of first floor flat subject to planning consent
- Close to several town centre car parks
- No VAT

### FREEHOLD INVESTMENT FOR SALE



1-5 London Street · Andover · SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)



## TERMS

Offers invited in the region of £125,000 which will show a purchaser a net initial yield of approximately 9.04% after deducting purchasers costs at 1.75%.

VAT is not currently charged.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING & FURTHER INFORMATION

Please contact the sole agents

Philip Hadfield  
Stratfords Commercial  
01264 351622  
pah@stratfords-commercial.co.uk

## LOCATION

The premises are located in a busy position in the pedestrianised Union Street, just off Andover High Street, and close to several town centre car parks.

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

Single-storey retail premises let to the same tenant since 1998 with possible long-term addition of first floor flat subject to planning consent.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
Ground Floor Shop	33.8	[364]
Kitchenette/Store WC	6.6	[71]
<b>TOTAL</b>	<b>40.4</b>	<b>[435]</b>

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

## SERVICES

Mains electricity, water and sewerage.

## RATING ASSESSMENT

Rateable Value from 01/04/2026 £7,700.00  
Business Rates Payable 2026/27 £2,941.40  
With Small Business Rate Relief £0.00  
Billing Authority Reference 03211355011007  
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.

## ENERGY PERFORMANCE CERTIFICATE

C57 - valid until 11/03/2033.

## BUSINESS IMPROVEMENT DISTRICT

Whilst the premises are within a BID they are not subject to a charge of 2% of the Rateable Value per year as the Rateable Value is below £10,000.

## TENURE

Freehold.

## LETTING

Julie Wakeham & Theresa Holloway have occupied the premises since 1998 and currently occupy the premises on an FRI lease from 26 June 2025 - 24 March 2031 subject to a non-downward rent review on 25 March 2028, tenant option to break on 24 March 2028 with 6 months' notice, security of tenure excluded at the end of the term and at a commencing rent of £11,500 pax.



1-5 London Street · Andover · SP10 2NU

**01264 351622**

www.stratfords-commercial.co.uk



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.