



Ground Floor Unit

The Guildhall, High Street, Andover, SP10 1LP

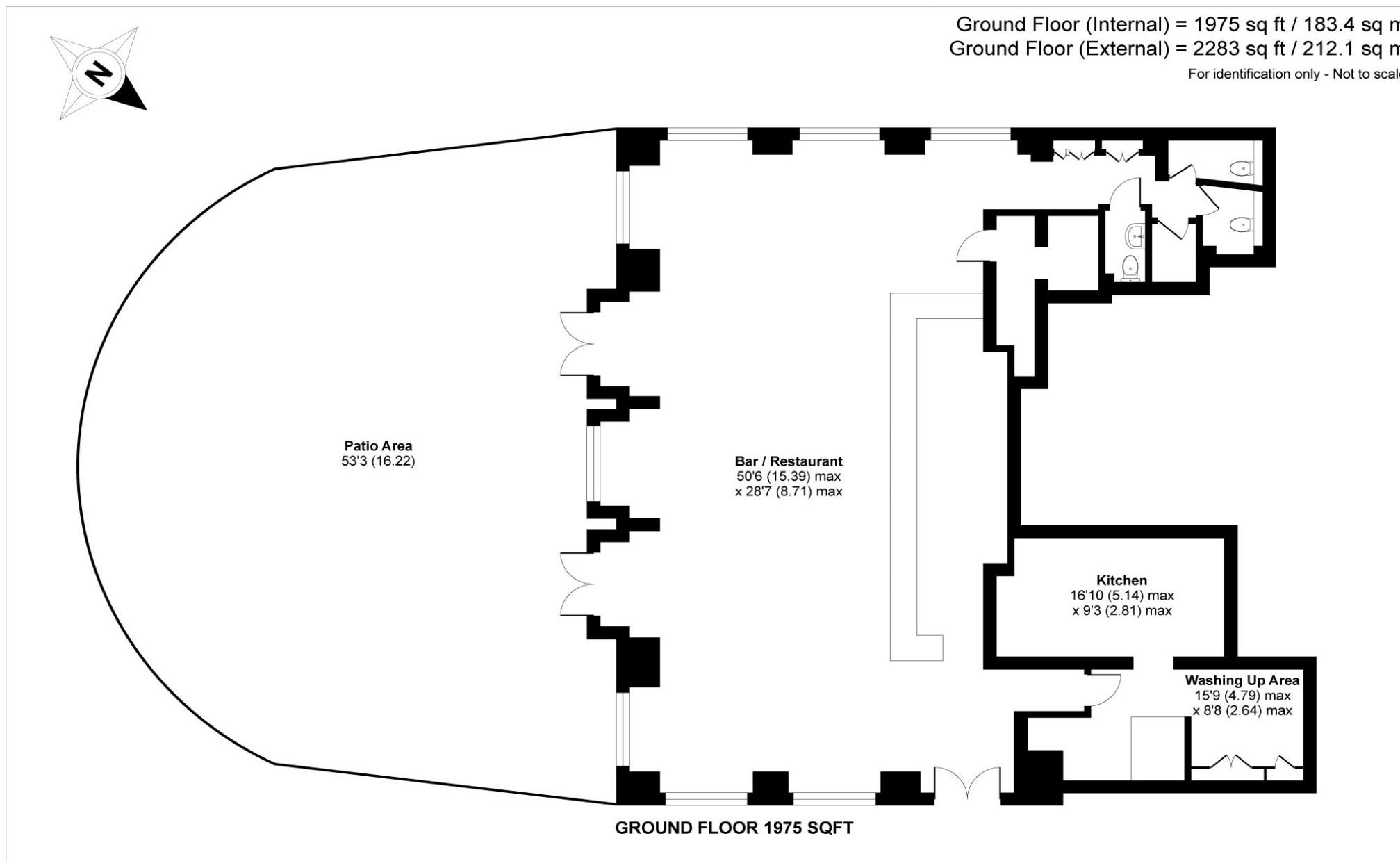
Tenure - Leasehold

Guide Price - Nil Premium: New Free of Tie Lease

Guide Rent - £22,000 p.a.

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Floorplan





Summary

- Impressive and prominent town centre building
- Grade II listed and built in 1825
- Fully fitted bar/restaurant
- Extensive character frontage
- External customer terrace
- Internal 1,975 sq ft and external 2,283 sq ft

Location

The property occupies a commanding position in the centre of the High Street, where it opens into the historic Market Place. The building is in a pedestrian zone and close to the main entrance to the covered Chantry Shopping Centre, which is anchored by Waitrose.

Other occupiers nearby include Pizza Express, Coffee #1, Caffè Nero; together with a number of independent café, bar & restaurant occupiers.

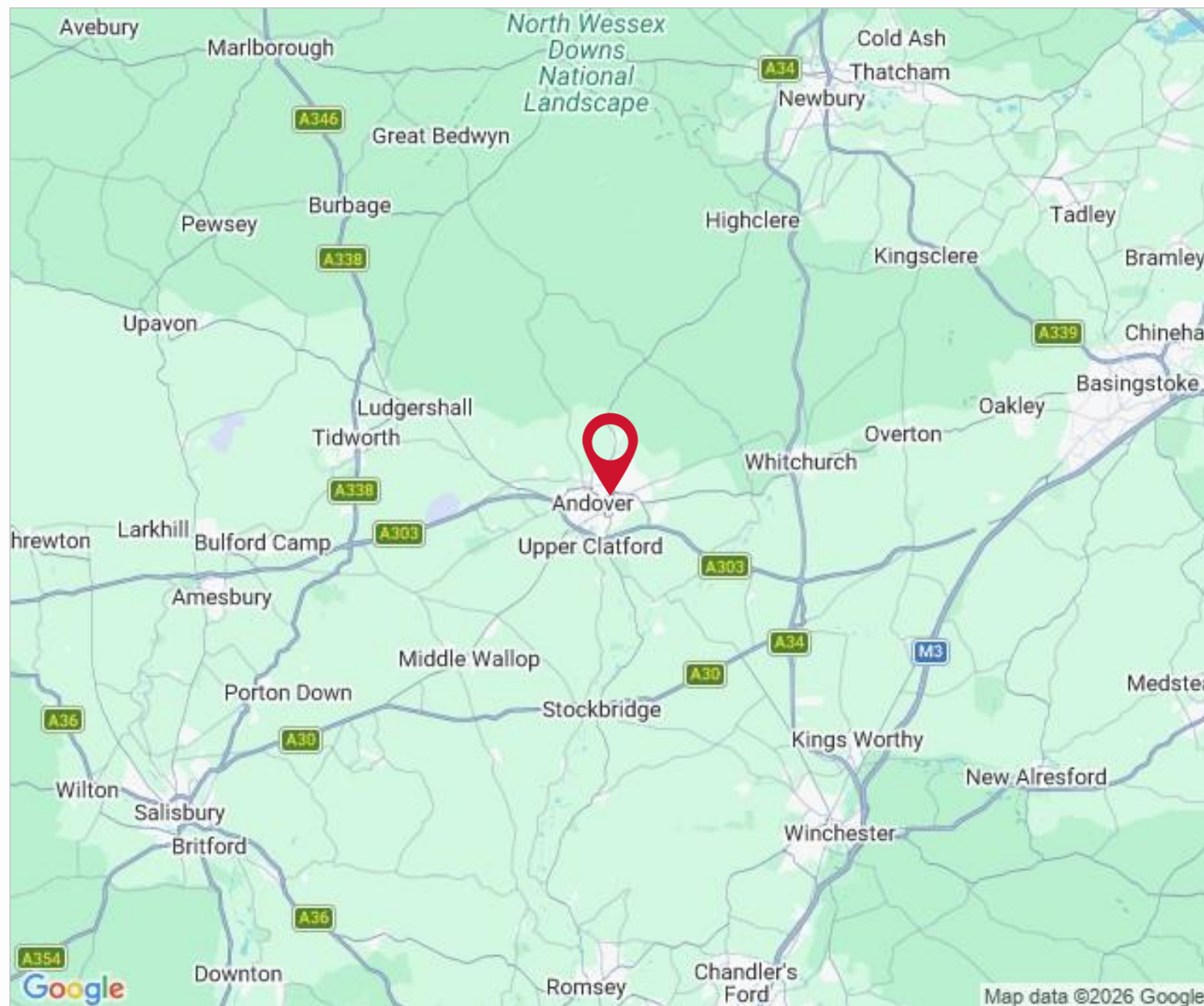
Description

The property forms the majority of the ground floor of the historic Guildhall, a detached Grade II* Listed Building constructed in 1825.

The accommodation provides a large open plan bar/ dining area with high ceilings and period features. To the rear there are kitchen facilities and customer WC's. Externally there is a cobbled area in front of the building, suitable for outside dining.

Trade

The site was let to Powder Monkey in June 2025 and after a substantial investment traded but unfortunately the site closed in May 2026. We understand that this is part of their strategy to concentrate on core UK locations and overseas expansion.







Tenure

The property is available by way of a new 20 year lease. The lease will be protected by Part II of the Landlord and Tenant Act 1954. Rent to be paid quarterly in advance. Other terms to be agreed.

Required Capital

The first three months' rent, three months rental deposit and other contractual charges will be payable in advance. In addition, you will need to provide evidence of funds for professional advice, investment and working capital - the amount will clearly be dependent on your business plan.

Business Rates

The property is in an area administered by Test Valley Borough Council.

Rateable Value £43,000 (2023) & £40,250 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

Premises Licence

A premises licence prevails, the main licensable activities being:-

- Sale of Alcohol

Monday to Saturday	12.00 midday to 11.30 pm
Sunday	12.00 midday to 11.00 pm
- Recorded Music

Every Day	12.00 midday to 12.00 midnight
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Planning

The property is Grade II* listed and is situated within the Andover Conservation Area. The property is not listed as an Asset of Community Value (ACV).

Services

We understand the premises are connected to all mains services.

EPC

The property has an EPC Rating of B.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Further Information & Viewing

For further information and to arrange a viewing, please contact Nick Earee on 07836 541 790. Please note the premises are closed to trade.

For further information please log onto **fleurets.com** or give Nick a call.



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