

# Restaurant, Retail, Takeaway

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY

**PROMINENT RETAIL POD**



**Unit B, Columbus Quarter**

Walworth Industrial Estate, Andover, SP10 5NP

**Highly Prominent  
Retail/Restaurant Premises**

**1,250 sq ft**

(116.13 sq m)

- Neighbouring occupiers include Starbucks, Greggs & Lidl
- Prominently located on 200 acre Walworth Business Park
- Fastned car charging facilities available on site
- Close proximity to A303 and Town Centre
- 3 Phase & Gas Supply Available

**curchodandco.com |**

Chartered surveyors, land property & construction consultants

## Summary

Available Size	1,250 sq ft
Rent	£37,500 per annum
Rates Payable	£14,471 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£29,000
Service Charge	£2,676 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

## Description

The property is a modern retail/restaurant unit comprising of 1,250 sq ft. The unit has been partitioned to create a dining area, serving counter and kitchen. The property benefits from a glazed shop front, that faces Columbus Way and the A3093.

## Location

Andover has a population of approximately 50,000 and is scheduled to grow further over the next few years. Andover enjoys good access from the A303 West Country trunk road with the A34 Midlands to South Coast trunk road approximately 6 miles to the east. Other towns in the region include Winchester, Basingstoke, Newbury and Salisbury.

More specifically the unit is prominently located adjacent to the A3093, which provides direct access into Andover town centre (2.2 miles) to the southwest, and the A303 approximately 1 mile away.

The unit is located at the entrance of the Columbus Quarter, a retail-led development constructed in 2019, comprising of Lidl, Starbucks Drive Thru and Greggs. The Columbus Quarter is located on the Walworth Business Park, offering 200 acres of employment land, home to a range of local, regional and national businesses.

Immediately to the the south is the Picket Twenty development, which once completed will provide 1,200 new homes.

## Accommodation

The accommodation comprises the following areas:

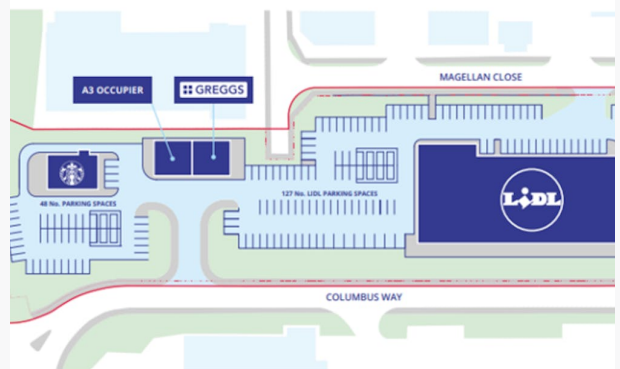
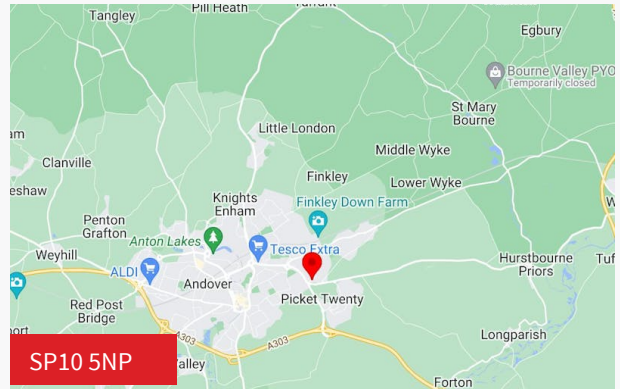
Name	sq ft	sq m	Rent	Availability
Unit - B	1,250	116.13	£37,500 per annum	Available
<b>Total</b>	<b>1,250</b>	<b>116.13</b>		

## Terms

A new fully repairing and insuring lease for a term to be agreed.

## Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

Tom Clancy  
01256 462222 | 07720 091337  
tclancy@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 27/03/2024