



51A Bridge Street
Andover, SP10 1BG

Town Centre Retail Unit

826 sq ft
(76.74 sq m)

- Town centre location.
- Adjacent to local car parks.
- Rear access and goods delivery.
- 1 Parking space.

Summary

Available Size	826 sq ft
Rent	£14,500.00 per annum
Rates Payable	£5,239.50 per annum This property should qualify for 100% rates relief.
Rateable Value	£10,500
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Description

The property comprises of a retail sales area, w/c, kitchenette and rear store room. There is loading and delivery access to the rear of the property. The property includes one parking space.

Location

51A High Street is situated within the southern part of the town centre, located adjacent to national retailers such as Wilko's and Iceland. To the rear of the property there is Bordon Gate public car park which leads to the ASDA supermarket and ODEON cinema. Andover has a population of approximately 40,500 and is scheduled to grow further over the next few years, with significant housebuilding taking place to the western borders of the town. There are good road links, with the A303/M3 linking Andover to London and the West Country. Whilst the A34/M3 connects Andover to the midlands and South Coast.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit	826	76.74	Available
Total	826	76.74	

Viewings

Strictly by appointing with the sole agents

Terms

A new effectively full repairing in and insuring leases for a term to be agreed, subject to 3 yearly upward only rent reviews and exclusive of insurance premium, rates, service charge, and management charge.

Management & Service Charge

An annual management charge plus VAT is payable at the rate of 7.5% of the annual headline rent then passing.

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.

Legal Costs

Each party are to bear their own legal and professional costs unless after solicitors are formally instructed, either party withdraws from the transaction. In such instances the withdrawing party will be responsible for the other party's reasonable legal and professional costs.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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