

**DOUBLE FRONTED TOWN CENTRE  
RETAIL UNIT PROMINENTLY LOCATED  
WITHIN ANDOVER'S ESTATE  
AGENT/PROFESSIONAL/BANKING DISTRICT**

**TO LET  
NIL PREMIUM**



**23/25 London Street, Andover, Hampshire, SP10 2NU (the building is known as Sheridan House)**

- ◆ Double fronted retail premises amounting to 1,108 sq ft (102.91 sq m)
- ◆ Prominent position within the estate agents/professional/banking district.
- ◆ Close proximity to the main High Street leading to Chantry Way Shopping Centre.
- ◆ With the benefit of having Class A1 (Retail) and Class A2 (Financial & Professional Services) Use.
- ◆ Close proximity to George Yard car park (approx 230 spaces)

RETAIL

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## 23/25 London Street, Andover, Hampshire, SP10 2NU

**LOCATION:** The premises occupy a prominent position on London Street which is commonly known as Andover's main estate agent/banking/professional district. Nearby occupiers include Connells Estate Agents, Brockenhurst Estate Agents, Dreweatt Neate Estate Agents, Barclays Bank, Halifax Bank & Estate Agents, Herbies Pizza Takeaway, Foresters Arms Public House, Job Centre Plus.

Andover has a population of approximately 40,500 and is scheduled to grow further over the next few years. Andover enjoys good access from the A303 West Country Trunk Road with the A23 Midlands to South Coast trunk road above 6 miles to the east. Other major towns in the region include Winchester (about 15 miles), Basingstoke (about 22 miles), Newbury (about 20 miles) and Salisbury (about 20 miles).

**ACCOMMODATION:**

Internal width -	25'2"	7.68 m
Total max shop depth -	51'1"	15.57 m
Total retail area -	668 sq ft	62.06 sq m
Rear storeroom/office, kitchen, male & female WC.	440 sq ft	40.85 sq m
<b>TOTAL FLOOR AREA -</b>	<b>1,108 sq ft</b>	<b>102.91 sq m</b>

*Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).*

**LEASE:** We understand that the premises are held on a lease granted from 3<sup>rd</sup> September, 1990 on an effective fully repairing and insuring basis for a term of 25 years, expiring on 2<sup>nd</sup> September, 2015. The lease is subject to an outstanding rent review from 3<sup>rd</sup> September, 2005.

**RENT:** £23,000 per annum exclusive.

**PREMIUM:** Nil.

**LEGAL COSTS:** Both parties proper legal costs are to be paid by the ingoing tenant.

**VIEWING:** Strictly by appointment with the sole agents, please contact.

**RUSSELL WARE**  
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- We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
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B/418/R May08