



89 High Street
Andover, SP10 1ND

ATTRACTIVE TOWN CENTRE SHOP

2,050 sq ft
(190.45 sq m)

- Attractive Grade II Listed Property
- Large shopfront (Gross frontage 8.02m)
- Basement 650 sq ft (60.38 sq m)

Summary

Available Size	2,050 sq ft
Rent	£26,000.00 per annum
Rates Payable	£10,104.75 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	£20,250
EPC Rating	C (75)

Description

The attractive Grade II listed property which has most recently been used as a café, provides a predominantly open plan shop with rear stockroom or kitchen area, separate male and female WCs and basement.

There is the potential for the property to be divided into two individual retail units of approximately 700 sq ft [Subject to Planning]. Further information is available upon request.

Features include: -

- Large Shopfront • Kitchen, Male and Female WCs • Attractive Grade II Listed Property
- Permitted Use - Class E & Sui Generis (Hot Food Takeaway). Shop, café, restaurant, takeaway, professional services, gym, health centres and day care centres.

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 (15 miles), Basingstoke (22 miles), Newbury (20 miles) and Salisbury (20 miles).

The premises occupies a prominent position on the High Street, adjacent to the entrance of the Chantry Centre Shopping Centre. Nearby occupiers include, Specsavers, Wimpy, Savers, Sports Direct amongst a range of independent shops and eateries.

Accommodation

The accommodation comprises of the following

Description	sq ft	sq m	Availability
Ground Floor	1,400	130.06	Under Offer
Basement	650	60.39	Under Offer
Total	2,050	190.45	

Lease

A new fully repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

Anti Money Laundering

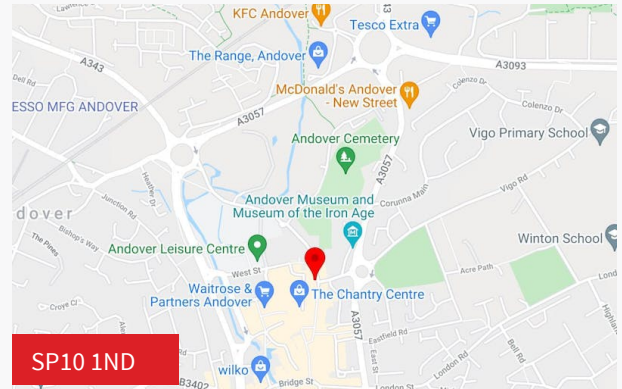
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party are to bear their own legal costs involved in this transaction.

Retail Grant

An Independents Retailer Grant of £1200 may be available. Further information via the



Viewing & Further Information

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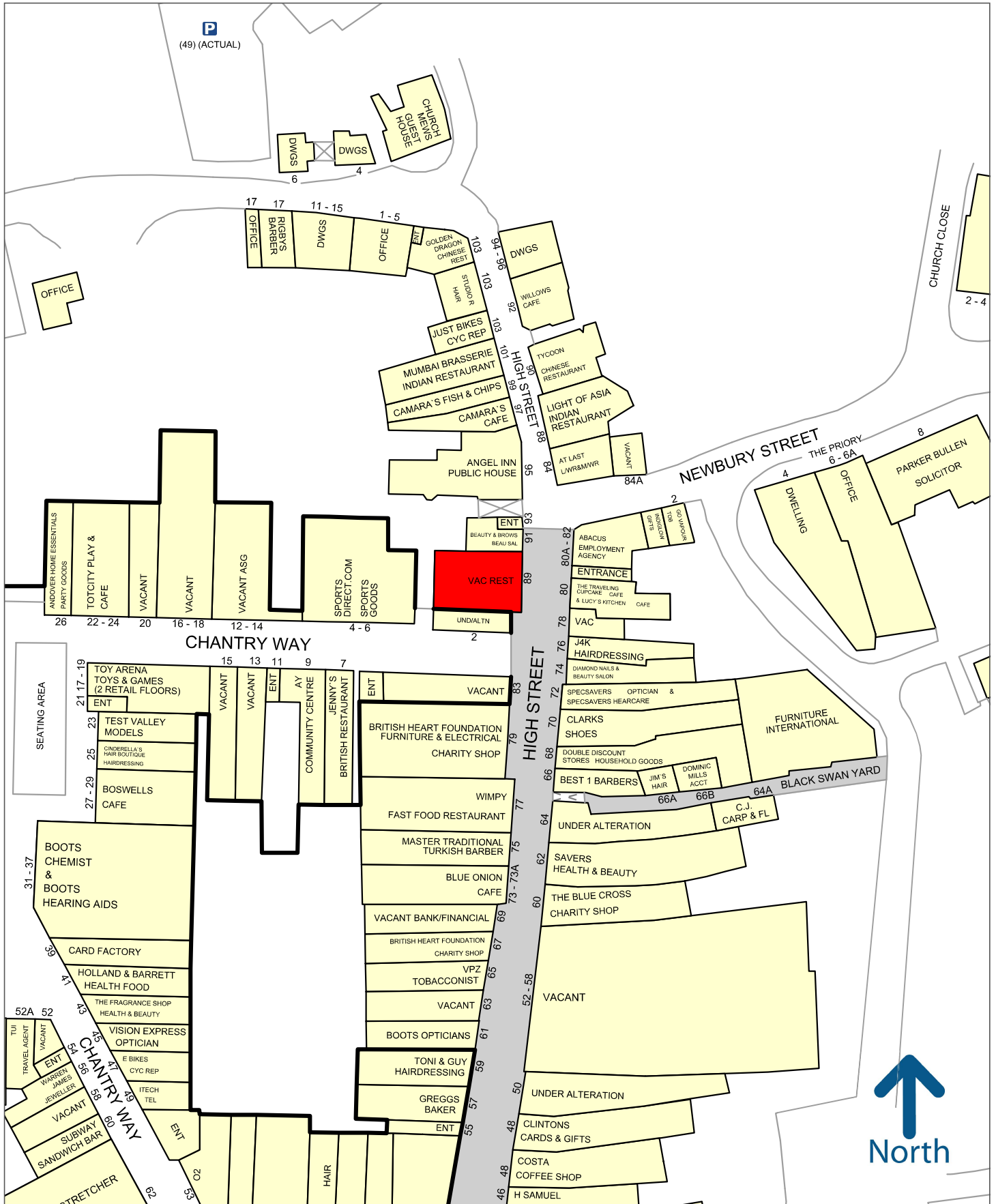
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Experian Goad Plan Created: 19/07/2021
Created By: London Clancy

