

## ANDOVER – UNIT 58, CHANTRY WAY, CHANTRY CENTRE

### PRIME SHOP TO LET

ADJACENT TO SUBWAY AND CLOSE TO VISION EXPRESS, BOOTS AND PANDORA

#### LOCATION

The Chantry Centre is Andover's only covered Shopping Centre offering over 225,000 sq.ft. of retail floor space, together with the town's principal multi-storey car park (650 spaces).

The property occupies a busy and highly visible location in the busiest mall within the Chantry Shopping Centre with nearby occupiers including **Boots, Waterstone's, Waitrose, Card Factory** and **New Look**. **Poundstretcher** have recently taken the former Tesco unit which has resulted in a significant footfall past the subject property. The recent lettings to **Subway, Pandora** and **Coffee #1** have all contributed to an increase in dwell time.

#### THE PROPERTY

The premises are arranged over ground and first floors offering the following approximate dimensions and net internal floor areas:-

Gross Frontage	-	6.25 m	20' 06"
Internal Width	-	6.09 m	20' 00"
Ground Floor	-	104.00 m <sup>2</sup>	1,124 sq.ft.
First Floor	-	45.00 m <sup>2</sup>	492 sq.ft.

#### LEASE

The property is available on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£30,000 p.a. excl.**

#### SERVICE CHARGE

The current service charge is £3,563 p.a.

#### EPC

An EPC is available upon request.



#### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

<b>Rateable Value</b>	-	<b>£26,000</b>
<b>UBR (2018/2019)</b>	-	<b>48.0p</b>

**Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Test Valley Borough Council – Tel: 01264 368 000**

#### COSTS

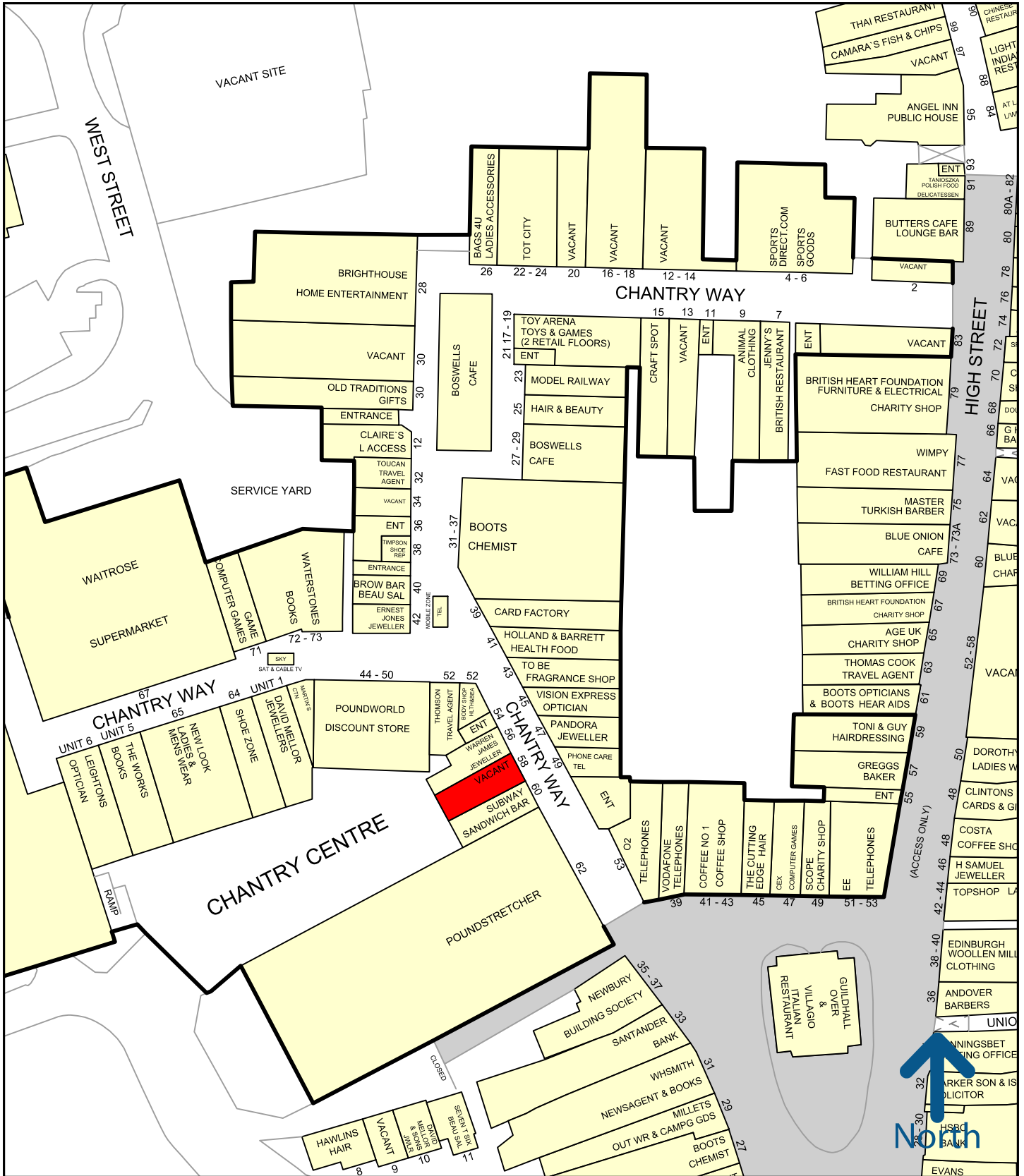
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

#### INSPECTION

Inspections may only be carried out with prior notice by contacting:-

**Jim Moloney** [jimmoloney@smithprice.co.uk](mailto:jimmoloney@smithprice.co.uk) or  
**John Mortimer** [johnmortimer@smithprice.co.uk](mailto:johnmortimer@smithprice.co.uk)

**Tel: 020 7409 2100**



50 metres

Experian Goad Plan Created: 23/07/2018  
Created By: Smith Price



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Ordnance Survey 100019885

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