

# FOUR-STOREY RETAIL & OFFICE BUILDING

GROUND FLOOR SHOP LET & RESIDENTIAL DEVELOPMENT POTENTIAL ABOVE



## 11 BRIDGE STREET, ANDOVER, SP10 1BE

- Total 200.3 m<sup>2</sup> [2,153 ft<sup>2</sup>]
- Ground Floor Shop 86.8 m<sup>2</sup> [934 ft<sup>2</sup>]
- Upper Floors 113.5 m<sup>2</sup> [1,219 ft<sup>2</sup>]
- Prominent Bridge Street location opposite High Street
- Four-storey retail & office building with single-storey rear extension
- Ground floor shop let
- Residential development potential above subject to consents
- Rear pedestrian access from Westbrook Close
- Close to several town centre car parks

**FOR SALE FREEHOLD**

**Stratfords  
Commercial**  
Chartered Surveyors

1-5 London Street • Andover • SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)



## BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID and are subject to a charge of 2% of the Rateable Value per year if the Rateable Value is £10,000 or above so only the ground floor premises have to pay.

## CAR PARKING SEASON TICKETS

Test Valley Borough Council usually have season tickets available in some of the town centre parks. See [www.testvalley.gov.uk](http://www.testvalley.gov.uk) or telephone 01264 368000.

## TENURE

Freehold.

## LETTING

The ground floor shop is let to Denancial Ltd who are holding over on a 10 year FRI lease from 18/01/2013 subject to a non-downward rent review on 17/01/2017 and at a current rent of £20,000 pax.

## LOCATION

The premises are located in a prominent position in Bridge Street, opposite the junction with the High Street and close to several town centre car parks.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the home of the Administrative Headquarters of the British Army's Land Forces and many well known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

## TRANSPORT LINKS

Andover has good road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual-carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40.

Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

## DESCRIPTION

The premises comprise what is essentially a four-storey building with single-storey rear extension providing a ground floor shop which is let and office accommodation on the upper floors together with potential for residential development subject to consents and a rear pedestrian access from Westbrook Close.

## SERVICES

Mains electricity, gas, water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

D90—valid until 17/09/2035.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
<b>GROUND FLOOR</b>		
Retail Area	32.9	[354]
Office	8.0	[86]
Understairs Cupboard		
Lobby/Store	4.8	[52]
WCs		
Kitchen	14.4	[155]
Store 1	15.9	[171]
Store 2	10.8	[116]
<b>GROUND FLOOR TOTAL</b>	<b>86.8</b>	<b>[934]</b>
<b>FIRST FLOOR</b>		
Front Room	33.9	[365]
Rear Room	10.4	[112]
WCs		
<b>FIRST FLOOR TOTAL</b>	<b>44.3</b>	<b>[477]</b>
<b>SECOND FLOOR</b>		
Room 1	9.0	[97]
Room 2	9.8	[105]
Store	2.7	[29]
Room 3	15.8	[170]
Room 4	17.4	[187]
WC		
<b>SECOND FLOOR TOTAL</b>	<b>54.7</b>	<b>[588]</b>
<b>THIRD FLOOR</b>		
Room 5	10.2	[108]
Kitchen	4.3	[46]
WC		
<b>THIRD FLOOR TOTAL</b>	<b>14.5</b>	<b>[154]</b>
<b>TOTAL</b>	<b>200.3</b>	<b>[2,153]</b>

Approximate net internal measurements In accordance with the RICS Code of Measuring Practice 6th Edition.

## RATING ASSESSMENTS

Unit	Description	RV
Ground Floor	Shop	£12,250
First Floor	Hairdressing Salon	£3,200
Room 1	Offices	£790
Room 2	Offices	£930
Room 3	Offices	£1,550
Room 4	Offices	£1,650
Room 5	Offices	£810



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