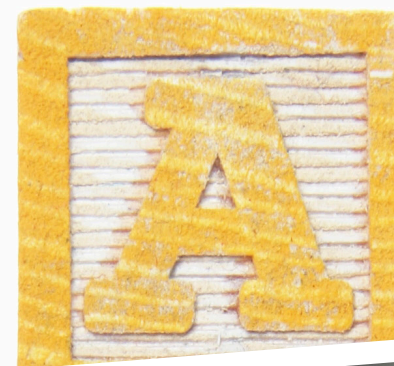




Shopping at the heart of Andover



Prime retail unit to let

16/18 Chantry Way

Large shop to let in busy covered shopping centre, situated close to Sports Direct, Argos, BrightHouse and Animal

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 Centre is anchored by Waitrose whilst other national multiple retailers include Boots, Argos, New Look, Waterstones, Pandora, Subway and Ernest Jones.

The subject property is located on the High Street Mall which links the northern end of the pedestrianised High Street to the scheme. Notable retailers located close by include Argos, Sports Direct, BrightHouse and Animal.

The Property

The premises are located over ground and first floor levels offering the following net internal floor areas:-

Internal Width	10.8 m	35' 05"
Shop Depth	36.6 m	120' 00"
Ground Floor Sales	378.0 m ²	4,073 sq ft
First Floor Ancillary	370.0 m ²	3,979 sq ft

NB: The property has recently been refurbished and is ready for immediate occupation.

Development

There is the potential to amalgamate and extend the property to include the adjoining units to create a large retail space offering up to 20,000 sq ft sales. Further information is available upon request.



Service Charge

We understand the current service charge payable is £25,546 p.a.

Lease

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of £30,000 p.a. excl.

Rates

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

Rateable Value (2016/2017)	£52,500
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Draft Rateable Value (2017)	£42,500
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NB. Applicants may be able to qualify for rates relief and we are advised to contact the relevant local authority directly. Rates relief schemes include where properties have been vacant for more than 12 months, small business rate relief and where the rateable value is less than £50,000.

Interested parties are advised to make their own enquiries to the Local Authority.

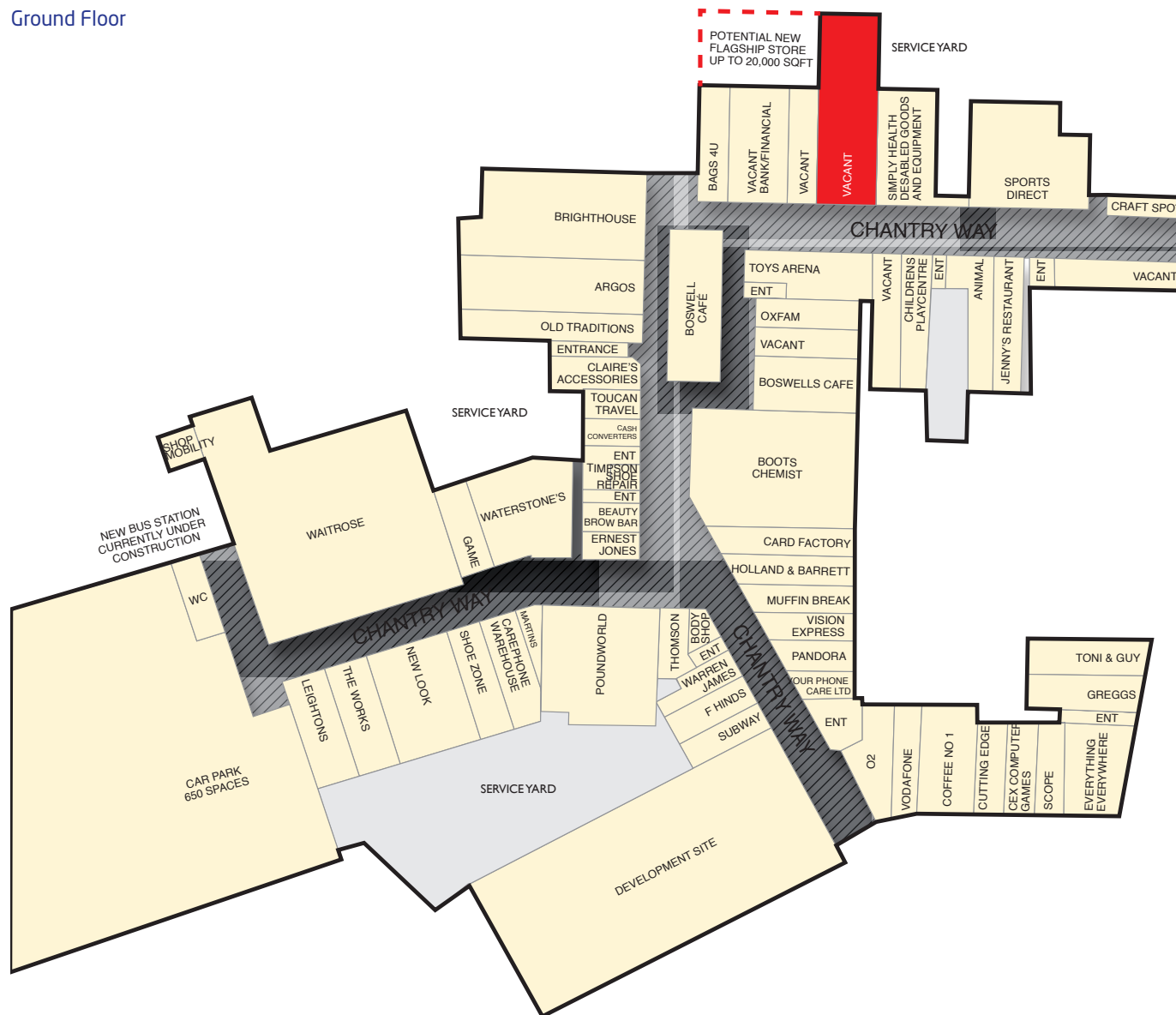
EPC

An EPC has been commissioned and is available upon request.

Costs

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

Ground Floor



www.thechantrycentre.com

On behalf of:



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