

PRIME SHOP TO LET

ANDOVER – 42-44 HIGH ST

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- PRIME HIGH ST LOCATION
- SUBJECT TO VACANT POSSESSION

LOCATION

Andover is an attractive Market Town in North Hampshire.

The subject property is well located in a prime trading location on the eastern side of the pedestrianised High Street. The entrance to the Chantry Shopping Centre anchored by **Waitrose** and **Boots** approximately 100 meters away.

Surrounding occupiers include **Costa Coffee**, **H Samuel** and **White Stuff**.

TENURE

The property is available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

EPC

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ACCOMMODATION

The premises provide the following approximate gross internal floor areas:

Ground Floor :	182.37 sq m	1,962 Sq ft
First Sales:	135.65 sq m	1,460 sq ft
First Ancillary:	25.74 sq m	277 sq ft
Second Ancillary:	44.83 sq m	482 sq ft

QUOTING RENT

£55,000 per annum exclusive.

RATES

Rateable Value -	£44,000
Multiplier (2019/20) -	50.4p
Rates Payable (19/20)-	£22,1756

Interested parties should verify these figures with the Valuation office.

COSTS

Each party to be responsible for their own professional costs incurred.



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

0117 973 2502

craig@fawcettmead.co.uk

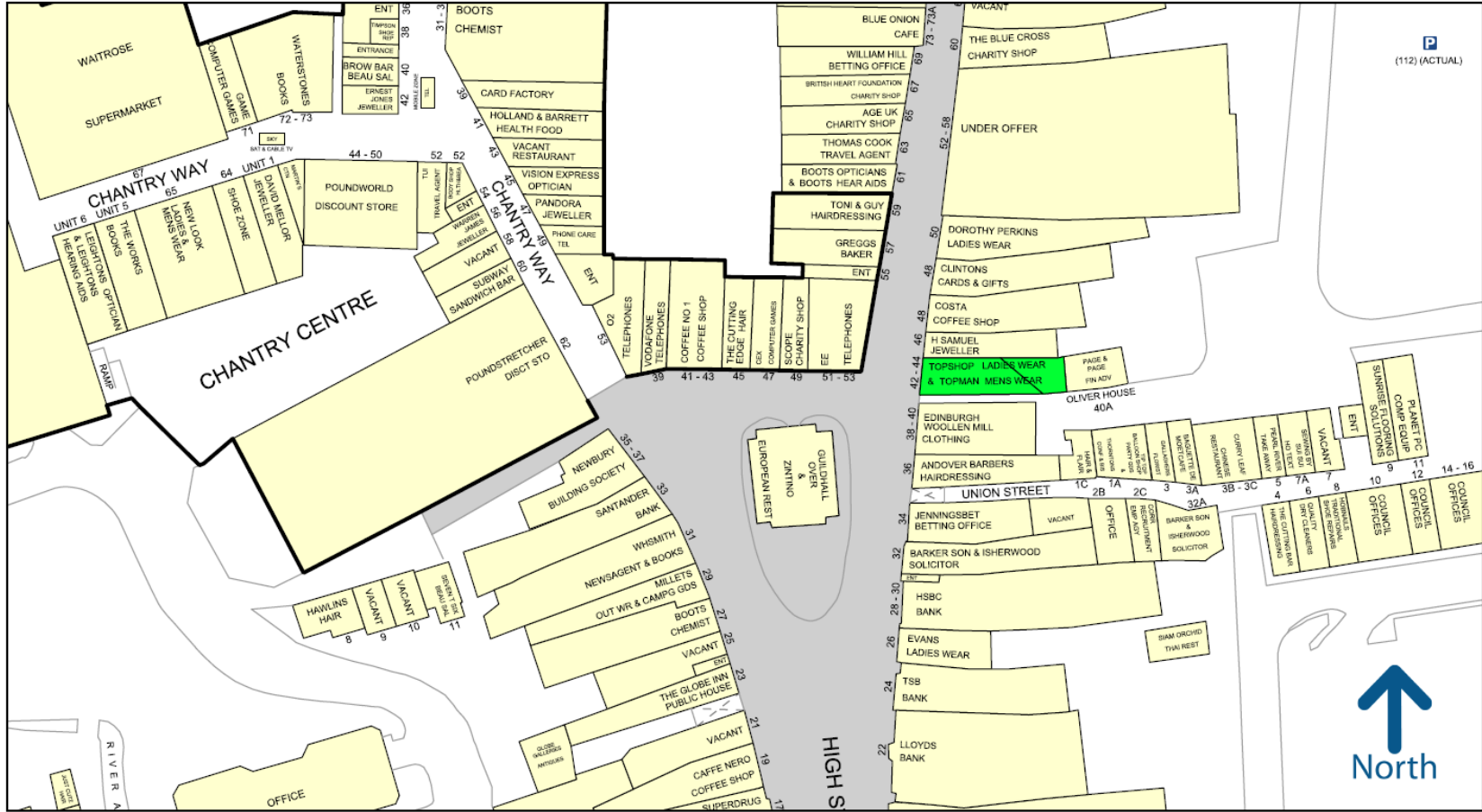
Subject to Contract and Vacant Possession



Andover



Retail Expertise



Experian Goad Plan Created: 18/09/2019
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