

offices in SP10

20 Winchester Street, Andover
Hampshire, SP10 2EA

£900,000 Starting Bid

- ✓ Three storey property
- ✓ Freehold title
- ✓ Office accommodation
- ✓ Central location
- ✓ Tenanted investment
- ✓ NIA - 653.5sqm (7035sqft)

PATTINSON
AUCTION



Summary

- Property Type: Offices - Parking: Allocated Price: £900,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer for sale by auction this three storey property. The property briefly comprises of offices spread over three floors which have been split into the East and West Wing. The subject property is located along Winchester Street, Andover. The property is well located in Andover Town Centre with easy access to local amenities and transport links. The subject property is fully tenanted achieving an annual income of approx £68,795 which makes an ideal investment opportunity.

Please note we have not inspected this property.

Location

The subject property is located along Winchester Street, Andover. The property is well located in Andover Town Centre with easy access to local amenities and transport links. The property has access to the A303, which links with Exeter and Basingstoke. The subject property is 71 miles west of London and 70 miles east of Bristol.

Accommodation

EAST WING:

Ground Floor- 431sqft

First Floor- 662sqft

Second Floor- 821sqft

WEST WING:

Ground Floor - 1848sqft

First Floor - 1636sqft

Second Floor- 1637sqft

NIA - 653.5sqm (7035sqft)

EXTERNAL:

Car park to the rear with space for 10 cars

Lease Details

The East Wing is currently tenanted on a 10 year lease starting from June 2012 at £19,500 per annum. The West Wing is currently tenanted on a 15 year lease starting from February 2014 at £49,295 per annum. Achieving an annual income of approx £68,795.

Rateable Value

The adopted rateable value for the East Wing is £19,000 as of 1st April 2017.
Sourced from VOA.

Tenure

Freehold. Title number HP556026.

EPC

Available upon request (rating C).

Additional Information

For further information please contact our office direct on 0191-737-1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



20 Winchester Street, Andover, Hampshire, SP10 2EA

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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