

LOCK UP SHOPS IN NEWLY REFURBISHED MALL

A1, A3 or A5 USE

TO LET

500 – 1,650 SQ FT



**BRIDGE STREET MALL
ANDOVER
SP10 1QL**

- Adjacent to Sainsbury's
- Opposite Post Office
- Nearby traders include Wilkinson and Iceland



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Basingstoke

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Basingstoke RG21 8UE
Tel: +44 (0)1256 462222

Camberley

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Tuscam Way
Camberley GU15 3YY
Tel: +44 (0)1276 682055

Southampton

81 London Road
Southampton SO15 2AA
Tel: +44 (0)2380 330442

Winchester

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37/39 Southgate Street
SO23 9EH
Tel: +44 (0)1962 607080

info@londonclancy.co.uk

**Commercial Property
Consultants**



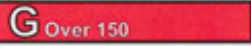

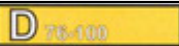

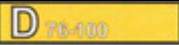


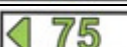
Chartered Surveyors

Bridge Street Mall, Andover, Hampshire, SO10 1QL

LOCATION: The Mall is situated in a good secondary location adjacent to the prominent Sainsbury's store on the inner ring road between the Borden Gate car park and Bridge Street.

Andover has a population of approximately 40,500 and is scheduled to grow further over the next few years. There are 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 by the A34/M3 and the Midlands and the North by the A34/M40. Andover also has a mainline railway station on the London, Waterloo - Exeter line.

ACCOMMODATION & ASKING RENT:

Unit	Area/Use	Asking Rent	Energy Performance Asset Rating
1	1,338 sq ft / A1	On application	  This is how energy efficient the building is.
2	Charcoal Grill	LET	
3	850 sq ft / A1	£11,000 pax	  This is how energy efficient the building is.
4	800 sq ft / A3	£10,500 pax	  This is how energy efficient the building is.
5	Golden Chopsticks Peking & Cantonese	LET	
6	500 sq ft / A5	£7,250 pax	  This is how energy efficient the building is.
7	860 sq ft / A1	£10,000 pax	  This is how energy efficient the building is.
8	Andover Chiropractors	LET	

LEASE(S): A new effectively full repairing and insuring lease is available on each unit at the asking rent(s) which excludes building insurance premium, rates and service charge. Further details on request.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by appointment with the sole agents, please contact: -

JAMES CLAY or RUSSELL WARE

01256 462222

jamesclay@londonclancy.co.uk russellware@londonclancy.co.uk

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a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

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c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.

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