

ANDOVER – UNIT 28B, CHANTRY WAY, CHANTRY CENTRE

LARGE SHOP TO LET

ADJACENT TO BRIGHTHOUSE AND CLOSE TO BOOTS, CARD FACTORY AND PANDORA

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 has recently been refurbished with new entrances and a number of recent lettings including a new 20,000 sq.ft. **Poundstretcher** have contributed to an substantial increase in footfall levels.

The property occupies a busy and highly visible location in the Chantry Shopping Centre. The property is adjacent to **BrightHouse** and close to many multiple retailers including **Boots, Waterstone's, Waitrose, Card Factory** and **Pandora**.

THE PROPERTY

The premises are arranged over ground and first floors offering the following approximate dimensions and net internal floor areas:-

Gross Frontage	-	9.45 m	31' 00"
Built Depth	-	31.50 m	103' 04"
Ground Floor	-	390.00 m ²	4,201 sq.ft.
First Floor	-	636.00 m ²	6,851 sq.ft.

NB: There is scope to split the property or alternatively remove the first floor from the demise, subject to occupational demand.

LEASE

The property is available on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental in the region of **£60,000 p.a. excl.**

SERVICE CHARGE

The current service charge is £46,105 p.a.



RATES

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

Rateable Value	-	£53,500
UBR (2018/2019)	-	49.3p

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Test Valley Borough Council – Tel: 01264 368 000

EPC

An EPC is available upon request.

COSTS

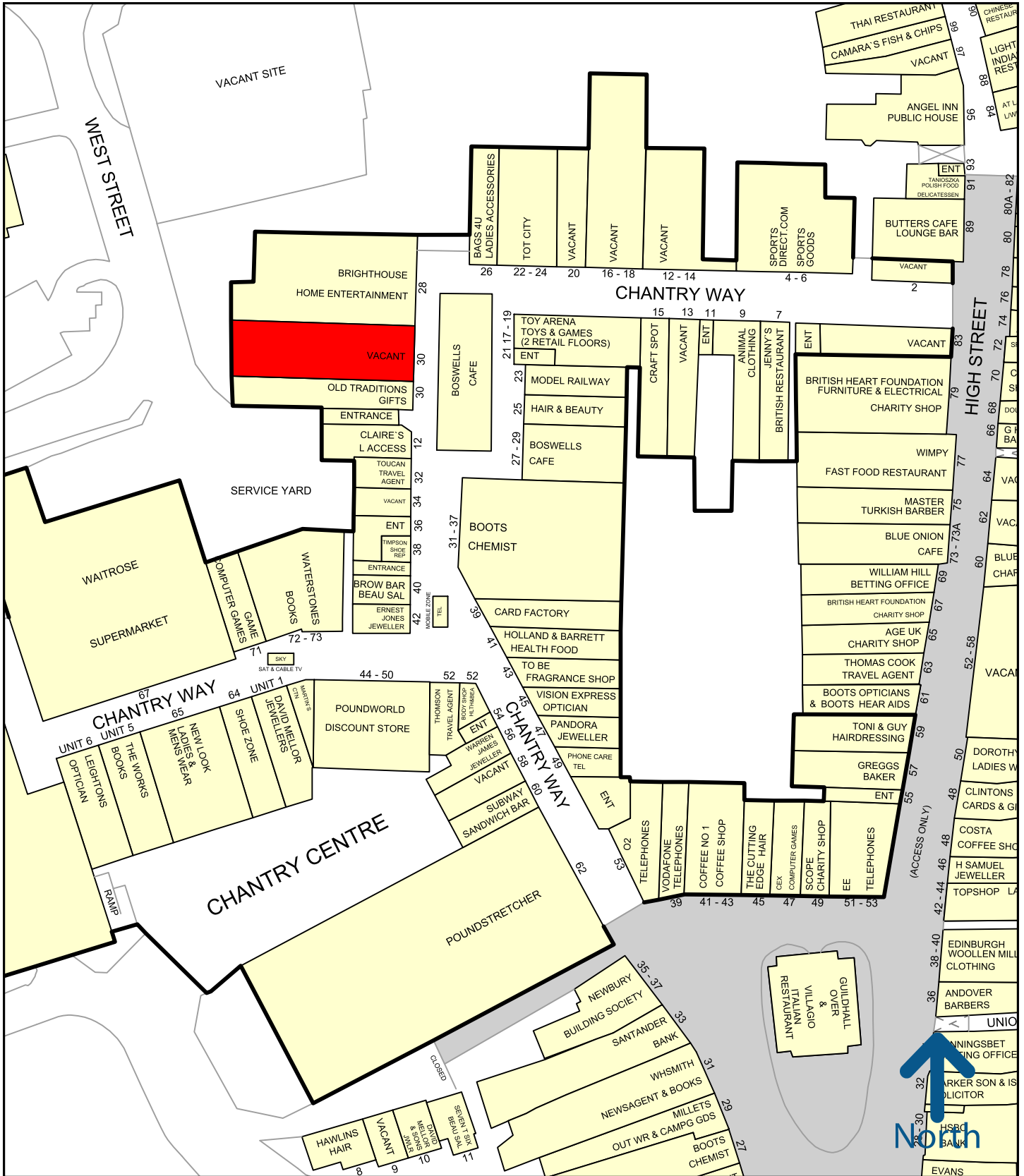
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

Inspections may only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@smithprice.co.uk or
John Mortimer johnmortimer@smithprice.co.uk

Tel: 020 7409 2100



50 metres

Experian Goad Plan Created: 23/07/2018
Created By: Smith Price



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.
Ordnance Survey 100019885

Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.