

## ANDOVER – UNIT 42, CHANTRY WAY, CHANTRY CENTRE

### 100% PRIME SHOP TO LET

ADJACENT TO WATERSTONE'S AND CLOSE TO BOOTS, CARD FACTORY,  
HOLLAND & BARRETT AND WAITROSE

#### 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 property occupies a prime location in the busiest mall of The Chantry Centre, which is anchored by **Waitrose**. Other nearby occupiers include **Boots, Holland & Barrett, Waterstones, Card Factory** and **Pandora**.

#### THE PROPERTY

The premises are arranged on ground floor only offering the following approximate dimensions and net internal floor areas:-

|                   |   |                      |            |
|-------------------|---|----------------------|------------|
| Gross Frontage    | - | 5.33 m               | 17' 06"    |
| Return Frontage   | - | 8.53 m               | 28' 00"    |
| Internal Width    | - | 5.18 m               | 17' 00"    |
| Depth             | - | 10.90 m              | 35' 10"    |
| Ground Floor Area | - | 59.00 m <sup>2</sup> | 641 sq.ft. |

#### LEASE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of **£20,000 p.a. excl.**

#### EPC

An EPC is available upon request.



#### RATES

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

|                 |   |         |
|-----------------|---|---------|
| Rateable Value  | - | £21,750 |
| UBR (2018/2019) | - | 48.0p   |

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

#### COSTS

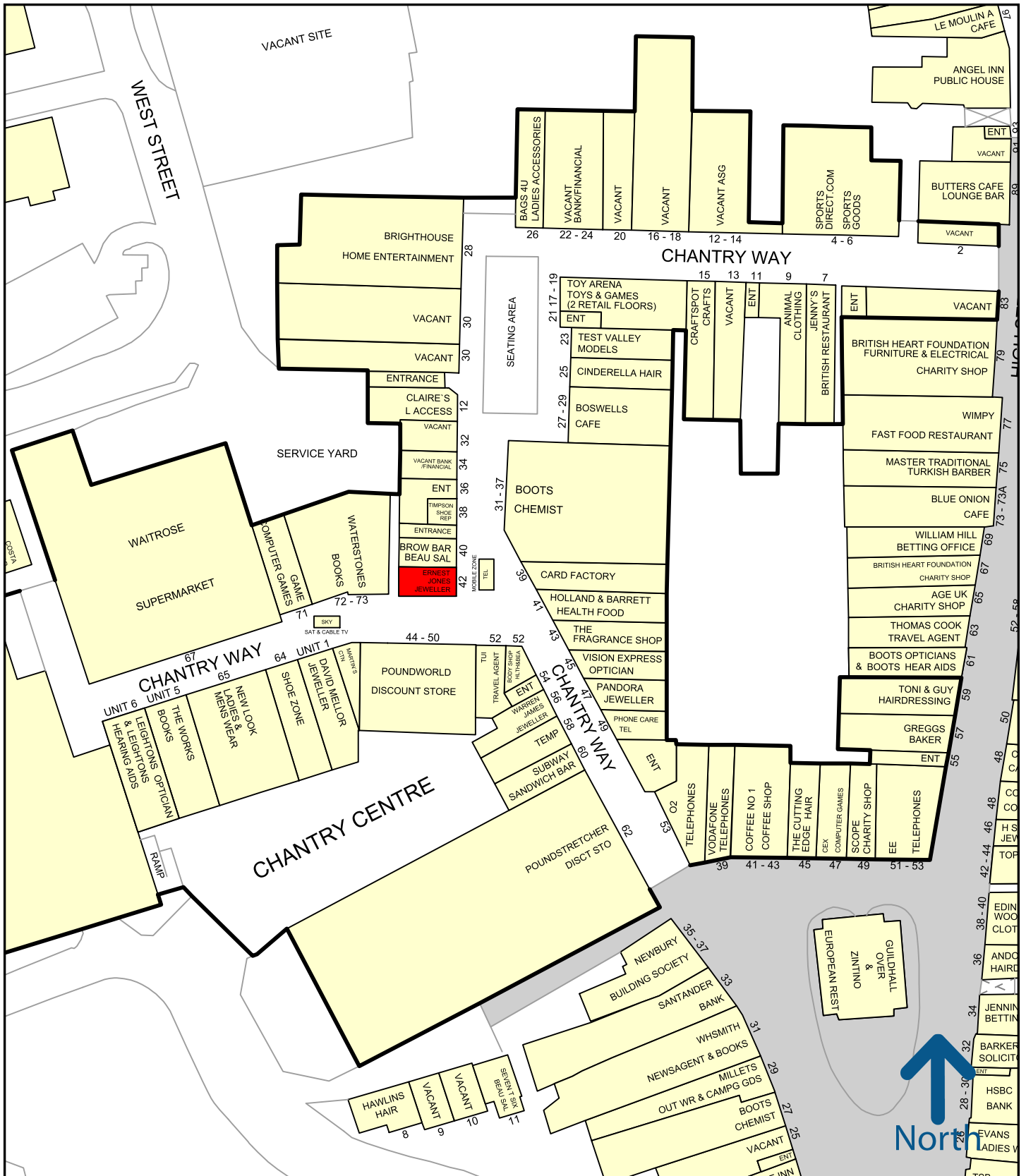
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

#### INSPECTION

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

**Jim Moloney** [jimmoloney@smithprice.co.uk](mailto:jimmoloney@smithprice.co.uk)

**Tel: 020 7409 2100**



50 metres

Experian Goad Plan Created: 16/01/2019

Created By: Smith Price

Mapping  
sourced from



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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.