

FOR SALE

Town Centre Non – residential institution (D1) / Offices

754 sq ft [70.05 sq m] GIA



46 East Street
ANDOVER
Hampshire
SP10 1ES

Location

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

The property occupies a prominent position on East Street, which forms part of the inner ring road in Andover.

The offices are situated within easy walking distance of the High Street and town centre amenities. High Street occupiers include Peacocks, Superdrug, Topshop, Costa Coffee and Clarks.

Description

The property comprises a two-storey mid-terrace period property of brick elevations under a pitched tiled roof with a small flat roofed rear extension and good-sized yard.

Internally, the property has an entrance lobby / reception leading to a waiting room at the front of the building and an administration office and kitchen to the rear on the ground floor. There are three rooms on the first floor and WC facilities.

The property was last used as a dental surgery under use class D1, although the premises may be suitable for alternative uses subject to planning.

There is a short-stay layby immediately to the front of the building and a public car park on the opposite side of East Street.

Accommodation

Net Internal Area

Ground Floor	31.12 sq m	335 sq ft
First Floor	24.73 sq m	266 sq ft
Total	55.85 sq m	601 sq ft

Gross Internal Area

Ground Floor	35.19 sq m	379 sq ft
First Floor	34.86 sq m	375 sq ft
Total	70.05 sq m	754 sq ft

Tenure

Freehold.

Price

£180,000

VAT

VAT is not applicable to the purchase price

Business Rates

Rateable Value: £5,100*

Rates payable for year ending 31/3/20: £2,504.10

*interested parties should satisfy themselves that the Rateable Value/Rates payable are correct.

Services

Mains electricity, gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

EPC

E125

Agent's note

The property cannot be used as a dental surgery for 5 years from the date of the sale of the vendor's business. Further information available upon request.

Viewing

Strictly by appointment only.

Keith Enters

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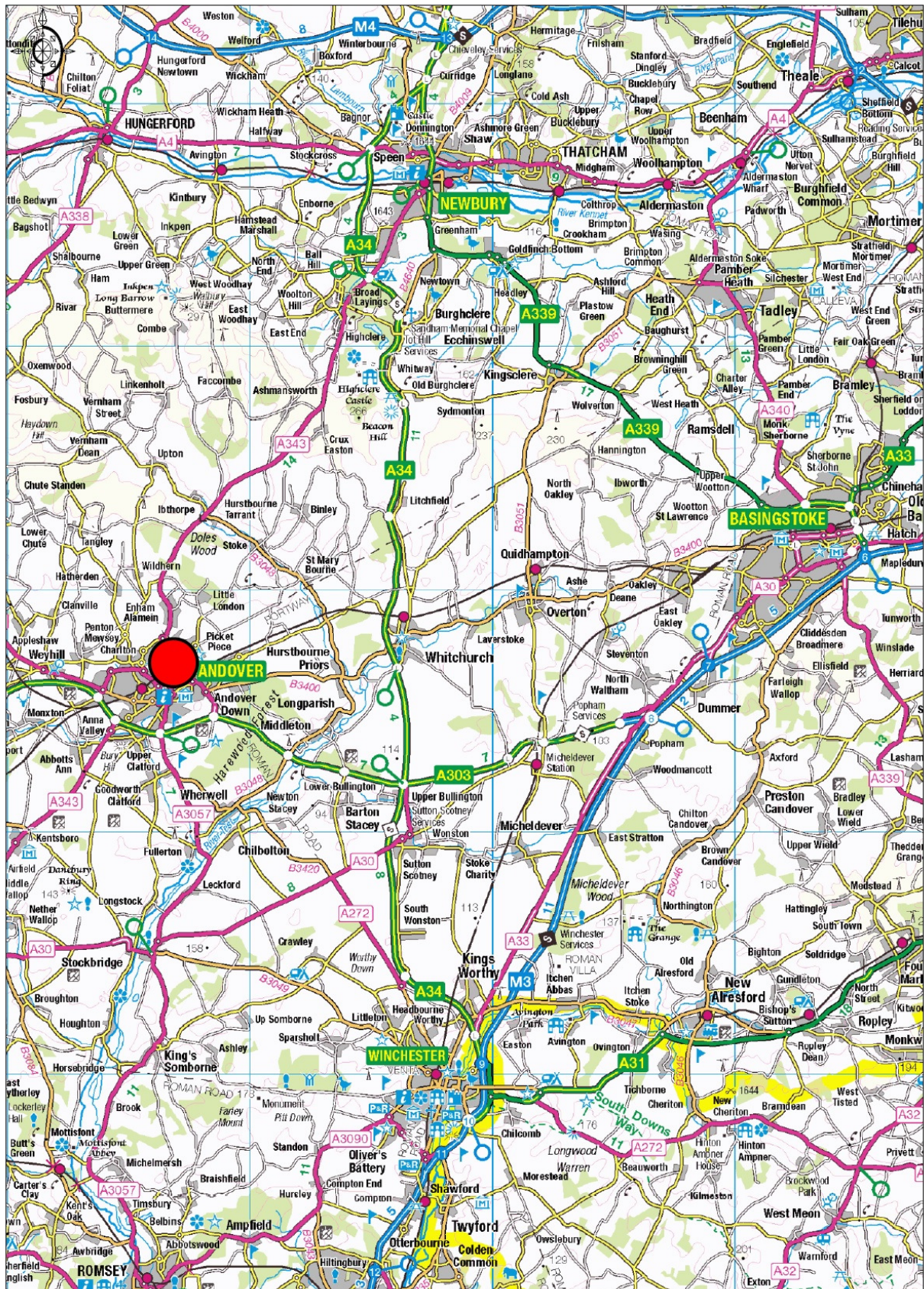
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Location Map



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