

## LOCK-UP SHOP PLUS ATTIC STORAGE & 1 PARKING SPACE



**64A BLACK SWAN YARD, HIGH STREET, ANDOVER, SP10 1NG**

- 42.8 m<sup>2</sup> [461 ft<sup>2</sup>]
- Plus attic storage 23.0 m<sup>2</sup> [248 ft<sup>2</sup>]
- Just off Andover High Street
- Next to Black Swan Yard public car park
- Weekly Markets on Thursdays & Saturdays together with monthly Farmers Markets on Sundays
- WC
- 1 parking space

NO  
BUSINESS RATES  
TO PAY

WITH  
SMALL BUSINESS  
RATE RELIEF

£1,200 GRANT  
MAY BE AVAILABLE  
SEARCH  
TVBC INDEPENDENT  
RETAILER GRANT

**TO LET**

**Stratfords  
Commercial**  
Chartered Surveyors  
1-5 London Street • Andover • SP10 2NU  
**01264 351622**  
www.stratfords-commercial.co.uk



## CAR PARKING SEASON TICKETS

Test Valley Borough Council usually have season tickets available in some of the town centre parks. See [www.testvalley.gov.uk](http://www.testvalley.gov.uk) or telephone 01264 368000.

## TERMS

To be let on a new FRI lease for a period to be agreed at a commencing rent of £12,500 pax + VAT.

## SERVICE CHARGE

There will be a service charge to cover the insurance of the building.

## LEGAL COSTS

Each party to bear their own legal costs.

## LOCATION

The premises are located in Black Swan Yard, just off Andover High Street, and next to the Black Swan Yard public car park.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town has recently become the home of the new administrative headquarters of the British Army's Land Forces and the Co-operative Group's new 43,484 m<sup>2</sup> [467,891 ft<sup>2</sup>] distribution depot.

Many well known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

## TRANSPORT LINKS

Andover has 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 together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40.

Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

## DESCRIPTION

Ground floor lock-up shop with WC, stairs to useful boarded attic and 1 parking space.

## SERVICES

Mains electricity, water and sewerage.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
Ground Floor Shop	42.8	[461]
WC		
Attic Storage	23.0	[248]
<b>TOTAL</b>	<b>65.8</b>	<b>[709]</b>

Approximate net internal measurements in accordance with the RICS Code of Measuring Practice 6th Edition.

## RATING ASSESSMENT

Rateable Value from 01/04/2026	£6,100.00
Business Rates Payable 2026/27	£2,330.20
With Small Business Rate Relief	£0.00
Billing Authority Reference	03210230004006
Billing Authority	Test Valley Borough Council

In England and Wales small businesses are generally entitled to Small Business Rate Relief if they only occupy one commercial property and the rateable value of their premises from 01 April 2017 is less than £15,000.

The figures have been obtained from [www.voa.gov.uk](http://www.voa.gov.uk) but do not include any adjustment for the impact of transitional arrangements. They are provided as a guide only and interested parties should check the exact liability with the Billing Authority.

## ENERGY PERFORMANCE CERTIFICATE

D88 - valid until 30/10/2034.

## BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID but as the Rateable Value is below £10,000 there is no charge.

## LEASING BUSINESS PREMISES

The Code for Leasing Business Premises, England and Wales 2020 is available to download at: [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

## VIEWING

By appointment please with the sole agents

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