

TOWN CENTRE LOCK-UP SHOP



ANDOVER HOUSE, GEORGE YARD, ANDOVER, SP10 1PB

- 104.6 m² [1,126 ft²]
- Town Centre Lock-up Shop
- Just off Andover High Street
- Next to The John Russell Fox, a J D Wetherspoon Pub & Hotel
- Adjacent the George Yard Public Car Park
- Lighting
- WC

BUSINESS RATES ONLY
£2,578.50
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 or telephone 01264 368000.

TERMS

To be let on a new FRI lease for a period to be agreed at a commencing rent of £17,500 + VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment please with the sole agents

Philip Hadfield
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LOCATION

The premises are located in the pedestrianised George Yard, just off Andover High Street, next to The John Russell Fox which is a JD Wetherspoon Pub & Hotel and adjacent the George 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 is the home of the Administrative Headquarters of the British Army's Land Forces and 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 lighting & WC.

SERVICES

Mains electricity, water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

ACCOMMODATION

	m ²	[ft ²]
Ground floor shop WC	104.6	[1,126]
TOTAL	104.6	[1,126]

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

RATING ASSESSMENT

Rateable Value from 01/04/2026	£13,500.00
Business Rates Payable 2026/27	£5,157.00
With Small Business Rate Relief	£2,578.50
Billing Authority Reference	03210625108011
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 the premises is less than £15,000.

The figures have been obtained from 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.

BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID and are subject to a charge of 2% of the Rateable Value per year ie £270 pa.

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



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