

## PROMINENT GROUND FLOOR SHOP



**13B HIGH STREET, LUDGERSHALL, ANDOVER, SP11 9PZ**

- 72.5 m<sup>2</sup> [781 ft<sup>2</sup>]
- Prominent ground floor shop divided into 3 areas plus store
- Suspended Ceiling
- Recessed lighting
- WC
- Free car park nearby

NO  
BUSINESS RATES  
TO PAY  
WITH  
SMALL BUSINESS  
RATE RELIEF

**TO LET**

**Stratfords  
Commercial**  
Chartered Surveyors

1-5 London Street · Andover · SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)



## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By appointment please with the sole agents

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## LOCATION

The premises are located on the High Street in the centre of Ludgershall.

Ludgershall is an expanding town with a population of 5,390 in the 2021 Census situated some 9 miles north-west of Andover on the Hampshire/Wiltshire border and has an excellent range of local amenities including a supermarket, shops, primary school, secondary school, leisure centre and the historic ruins of Ludgershall Castle.

## TRANSPORT LINKS

Ludgershall has excellent road links and regular bus services to Andover, Marlborough, Salisbury & Swindon together with easy access to the A303 dual-carriageway, M3 & M4.

Railway stations are available at Andover [9 miles], Grateley [9 miles] and Pewsey [12 miles].

## DESCRIPTION

Prominent ground floor shop divided into three areas plus store with suspended ceiling, recessed lighting & WC.

## SERVICES

Mains electricity, water and sewerage.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
Front Room	27.5	[296]
Cupboard	0.9	[10]
Middle Room	17.9	[193]
Rear Room	12.0	[129]
Inner Lobby WC	3.3	[36]
Rear Store	10.9	[117]
<b>TOTAL</b>	<b>72.5</b>	<b>[781]</b>

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

## RATING ASSESSMENT

Rateable Value from 01/04/2023	£5,500.00
Business Rates Payable 2025/26 *	£2,744.50
With Small Business Rate Relief	£0.00

\*This figure could be reduced by 40% in the 2025/26 rating year if the occupier qualifies for the relief scheme for retail, hospitality and leisure properties up to a maximum of £110,000 per business.

Rateable Value from 01/04/2026	£5,800.00
Business Rates Payable 2026/27	£2,215.60
With Small Business Rate Relief	£0.00

Billing Authority Reference N14431760013200  
Billing Authority Wiltshire 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](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

C56 - Valid until 04/02/2035.

## 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)

## TERMS

To be let on a new internal, windows and door repairing & insuring lease for a period to be agreed at a commencing rent of £11,000 pax [VAT is currently not charged].



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