

TOWN CENTRE, GROUND FLOOR, OFFICE / RETAIL PREMISES



9 BRIDGE STREET, ANDOVER, SP10 1BD

- 99.4 m² [1,070 ft²]
- Town Centre, Ground Floor, Office / Retail Premises
- Overlooking Andover High Street & Market Place
- Suspended Ceilings
- Recessed Lighting
- Kitchenette
- WC
- Close to several Town Centre Car Parks
- Weekly Markets on Thursdays & Saturdays
- Monthly Farmers' Markets on Sundays

£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 let on a new FRI lease for a period to be agreed at a commencing rent of £24,000 pax.

VAT is not currently charged.

LEGAL COSTS

Each party to bear their own legal costs.

LOCATION

The premises are located in a prominent town centre position in Bridge Street, overlooking Andover High Street, and close to several town centre car parks.

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

Town Centre, ground floor, office / retail premises with suspended ceiling, recessed lighting, kitchenette, and WC.

SERVICES

Mains electricity, water and sewerage.

ACCOMMODATION

	m ²	[ft ²]
Office / Retail Area	83.2	[896]
Kitchenette	16.2	[174]
WC		
TOTAL	99.4	[1,070]

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

RATING ASSESSMENT

To be reassessed but we would estimate:

Rateable Value from 01/04/2026	£17,850.00
Business Rates Payable 2026/27	£6,818.70
Billing Authority Reference	03210625108011
Billing Authority	Test Valley Borough Council

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.

ENERGY PERFORMANCE CERTIFICATE

C74 - Valid until 12/01/2033.

BUSINESS IMPROVEMENT DISTRICT

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

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

VIEWING

By appointment please with the sole agents

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