

TWO-STOREY, TOWN CENTRE, RETAIL PREMISES



3 UNION STREET, ANDOVER, SP10 1PA

- 58.9 m² [634 ft²]
- Two-storey, town centre, retail premises
- In busy pedestrianised thoroughfare
- Just off Andover High Street
- Heating
- Lighting
- WCs
- Close to two town centre car parks

NO
BUSINESS RATES
TO PAY

WITH
SMALL BUSINESS
RATE RELIEF

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

FOR SALE / TO LET

**Stratfords
Commercial**
Chartered Surveyors

1-5 London Street · Andover · SP10 2NU

01264 351622

www.stratfords-commercial.co.uk



BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID but as the Rateable Value is below £10,000 are not 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

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.

TENURE

Freehold.

TERMS

EITHER FOR SALE

Price £150,000.

OR TO LET

On a new FRI lease for a period to be agreed at a commencing rent of £12,000 pax.

VAT is not currently charged.

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 in a busy position in the pedestrianised Union Street, just off 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.

ACCOMMODATION

	m ²	[ft ²]
GROUND FLOOR		
Retail Area	31.4	[338]
Understairs Cupboard	1.4	[15]
Rear Lobby		
FIRST FLOOR		
Office/Storage	25.0	[269]
WCs		
OUTSIDE		
External Cupboards	1.1	[12]
TOTAL	58.9	[634]

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

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.

RATING ASSESSMENT

Rateable Value from 01/04/2023	£8,100.00
Business Rates Payable 2025/26 *	£4,041.90
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	£8,300.00
Business Rates Payable 2026/27	£3,170.60
With Small Business Rate Relief	£0.00

Billing Authority Reference 03211355004003
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.

DESCRIPTION

Two-storey, town centre, retail premises with heating, lighting & WCs.

SERVICES

Mains electricity, gas, water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

E105 - valid until 23/11/2032.



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