

# PRIME SHOP TO LET

## ANDOVER – 42-44 HIGH ST

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- PRIME HIGH ST LOCATION
- SUBJECT TO VACANT POSSESSION

### LOCATION

Andover is an attractive Market Town in North Hampshire.

The subject property is well located in a prime trading location on the eastern side of the pedestrianised High Street. The entrance to the Chantry Shopping Centre anchored by **Waitrose** and **Boots** approximately 100 meters away.

Surrounding occupiers include **Costa Coffee**, **H Samuel** and **White Stuff**.

### TENURE

The property is available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

### EPC

Rated D

### ACCOMMODATION

The premises provide the following approximate gross internal floor areas:

Ground Floor :	182.37 sq m	1,962 Sq ft
First Sales:	135.65 sq m	1,460 sq ft
First Ancillary:	25.74 sq m	277 sq ft
Second Ancillary:	44.83 sq m	482 sq ft

### QUOTING RENT

£55,000 per annum exclusive.

### RATES

Rateable Value -	£44,000
Multiplier (2019/20) -	50.4p
Rates Payable (19/20)-	£22,1756

Interested parties should verify these figures with the Valuation office.

### COSTS

Each party to be responsible for their own professional costs incurred.



### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**

0117 973 2502

[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

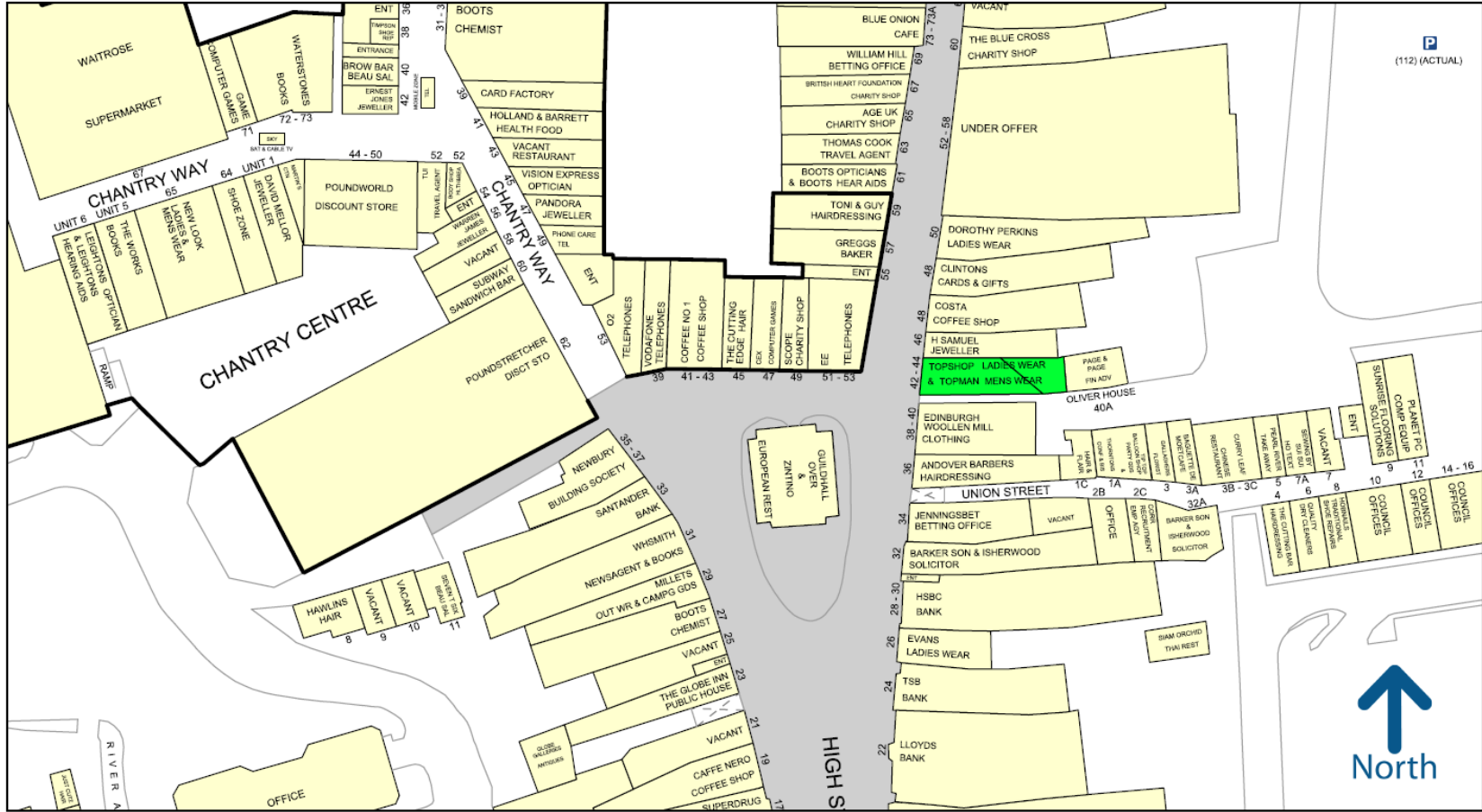
Subject to Contract and Vacant Possession



Andover



Retail Expertise



50 metres

Experian Goad Plan Created: 18/09/2019  
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