

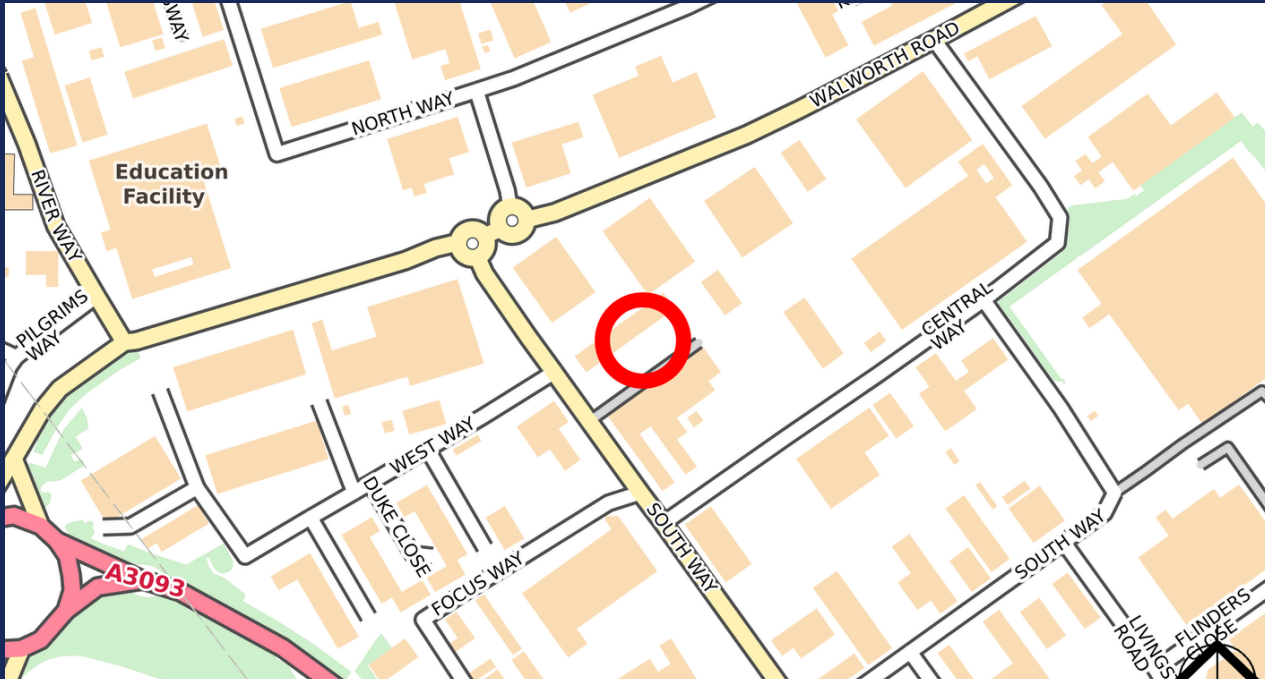


FOR SALE / TO LET - 18,581 sq ft on 1.441 acres

FORMER HUWS GRAY, PLOT 43, WALWORTH BUSINESS PARK, ANDOVER, SP10 5NY



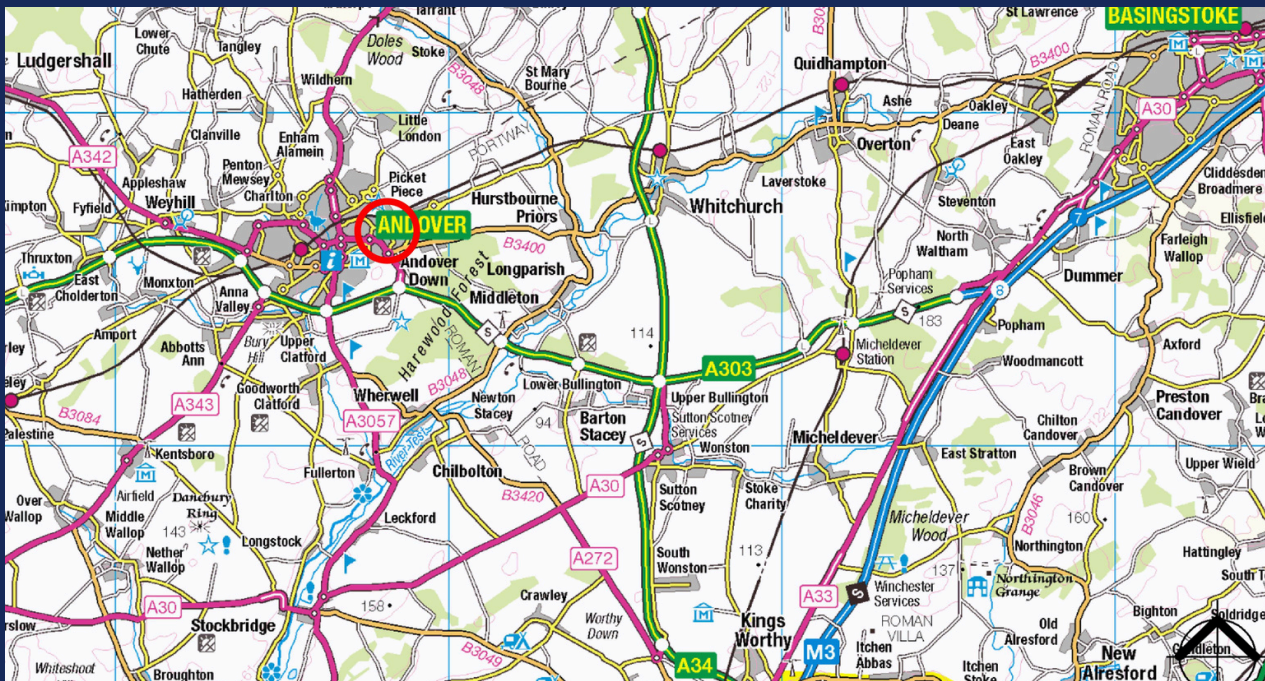
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Location

The subject Property is located on the north side of South Way, on the Walworth Business Park (formerly Walworth Industrial Estate), within close proximity of the A303 and M3 Motorway at Junction 8. Surrounding occupiers comprise Twinings, South Coast Building Supplies, Dx Pacel Deliver and Lidl, amongst local occupiers.

Andover has a resident population of 50,887 (Census, 2021) and is a town situated in northwest Hampshire, close to the border with Wiltshire. The local economy generally centres on the military, with the town being home to British Army headquarters, however a number of national brands also have head offices in the town including Twinings and Stannah, together with regional offices for financial institutions such as Simply Health and Lloyds.



Andover is located approximately 17 miles northeast of Salisbury, 25 miles north of Southampton, 31 miles southwest of Reading and 32 miles south of Swindon. Principal road links in the area comprise the A303 trunk road, which runs along the south of the town, connecting to Salisbury to the west and the M3 and in-turn London to the east. Andover train station is located on the Salisbury to London Waterloo line providing regular services (hourly) to London, with an average journey time of 1 hour 10 minutes.



Key Features

- 7.7m eaves height
- Low site coverage circa 22%
- Self-contained hardstanding yard

Description

The building is situated on a rectangular shaped site with generally level topography, which extends to approximately 1.441 acres (0.583 hectares). Site coverage is circa 22% of the total site area and access is off the public highway (South Way). Remaining areas not occupied by building are surfaced in concrete / tarmac with provision for staff and customer car parking. Boundaries are delineated by steel palisade fencing.

The subject Property comprises a large industrial site with single detached industrial unit providing retail sales area, warehousing and office accommodation, which is arranged and occupied as Huws Gray. We understand the Property dates to 1988 with later additions. The warehouse has 4 no. roller shutter doors at ground level. The minimum internal eaves height is approximately 7.7m and 8.8M to apex.



Planning

We understand the existing use of the property is a builders merchants however, prospective purchasers should make their own enquiries in respect of their use of the site to Test Valley District Council.

Energy Performance Certificate

The Property has an Energy Performance Rating of B (30) expiring 23 April 2036. A copy is available upon request.

Rateable Value

The property has a rateable value of £183,000 and is assessed as a Builders Merchants & Premises.

Services

We understand that all mains services are available and connected. All fixtures, fittings, and services remain untested by the agents and as such no warranty as to their condition or suitability can be provided.



Accommodation

Description	Approximate Gross Internal Area	
	Sq M	Sq Ft
Ground Floor		
Reception, Trade Counter / Sales	508.27	5474
Warehouse	706.27	7602
First Floor - Showroom, Warehouse mezz	383.8	4131
Second Floor - Showroom, Ancillary	127.60	1373
Total	1726.24	18581



Tenure

The Property is held by way of Leasehold title HP429593.

The Long Leasehold interest is for a term of 125 years from 31 August 1988 expiring 30 August 2113 with 87 years remaining. The reviewed rent as at 31 August 2023 revised the ground rent to £46,500 per annum.

There is potential to extend the Long Leasehold interest to a term of 150 years.

Terms

The property is available by way of an assignment of the Long Leasehold interest. Alternatively, the property is available to let.

Pricing is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

For further information or to arrange a viewing please contact the sole selling agent:

Ben Bushill
07355 035 903
ben.bushill@sw.co.uk

Charlotte Robinson
07720 160 068
charlotte.robinson@sw.co.uk

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