

FREEHOLD INVESTMENT FOR SALE

Comprises a fully let retail parade with two ground floor retail units and a hairdresser's salon on the upper floor

- **City centre location positioned on the High Street**
- **Fully let to three tenants with a passing rent of £53,000 per annum**
- **Residential conversion potential of upper floors (STP)**
- **Grade II* listing**



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89 – 93 High Street, Andover SP10 1ND

Location

The Property comprises a period building located in Andover Town Centre. It sits adjacent to the main entrance of the Chantry Shopping Centre and is surrounded by a mix of national retailers, cafés, and local businesses, ensuring strong footfall. Andover is a thriving market town with excellent transport links via the A303 and mainline rail services to London Waterloo and is home to a range of professional firms and local authority offices.

The town is well positioned for access to the M3 and A34, linking to the wider Southeast and Midlands. Approximate distances from Andover to nearby centres are Basingstoke 18 miles, Winchester 18 miles, Salisbury 20 miles, and London 70 miles.

Description

The premises comprises a fully let retail parade currently arranged as two ground floor units and a hairdresser's salon on the upper floor. The upper floor may be suitable for residential conversion in the medium term (subject to consents).

Tenancy & Accommodation

The property currently extends to the following approximate floor areas:

Address	Sq ft	Sq m
89 High Street	1,917	178.11
91 High Street	585	54.32
93 High Street	1,869	173.62
Total Net Internal Area	4,371	406.05

The following leases are in place at the Property:

89 High Street: Let to Divine Glory Beauty and Spa Limited for 10 years from 03/01/2025 with a rent review and tenant break option on 03/01/2030. Passing rent of £25,000 pa.

91 High Street: Let to a private individual for 5 years from 15/07/2025 with a rent review on 15/07/2028. Passing rent of £13,000 pa.

93 High Street: Let to Thomas Roskilly Limited for 15 years from 24/08/2016 with a rent review on 24/08/2026 and a mutual rolling break on 6 months' notice. Passing rent of £15,000 pa.

The total passing rent is **£53,000 pa.**

Listed Building Status

Grade II* Listed (List Entry Reference 1264607).

VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Local Authority

Test Valley Borough Council.

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, gas, water and sewerage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

Viewing

By appointment with the sole agents:

Carter Jonas LLP

Energy Performance Certificate

Address	EPC
89 High Street	58 - C
91 High Street	107 - E
93 High Street	94 - D

Tenure

We are instructed to offer the freehold interest subject to the current occupational leases at a Guide price of £500,000.

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Grade II* Listed (List Entry Reference 1264607).

Rateable Value

Address	Rateable Value
89 High Street	£20,250
91 High Street	£7,400
93 High Street	£17,250

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