



FOR SALE

Commercial Premises with Class E
Planning Consent
2,623 sq ft (243.70 sq m)

- Prominent Position
- Close to Andover Railway Station
- Total Area 0.12 Acres
- Outline Planning Consent to Replace
with 2-Storey Class E Commercial
Use with Parking Area

Dave's Bar, Andover

Unit 4, Station Approach, Andover, SP10 3HW

LOCATION

Andover is an important commercial centre of North Hampshire, situated on the A303 trunk road. The A303 links directly to the M3 and interconnects with the A34 and M3. The main line railway connects to London Waterloo in just over an hour.

The property is situated on Station Approach, off Junction Road in Andover. It is a 5-minute walk to Andover train station. Andover offers a good range of shopping and recreational facilities.

DESCRIPTION

Previously a Private Members Club, the property is a single storey building constructed of part brick elevations, although the main building is a portacabin, clad under a flat roof. Outside there is an enclosed yard to the rear. On the eastern end of the property there is space for on-site car parking.

PLANNING

The property benefits from Outline Planning Consent to replace the existing building with a 2 storey Class E commercial building to including a parking area, Ref: 24/01793/OUTN.

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Lounge/Games Area	1,008 sq ft	(93.61 sq m)
Seating Area	314 sq ft	(29.20 sq m)
Bar	112 sq ft	(10.40 sq m)
Cellar Area	219 sq ft	(20.36 sq m)
Storage	267 sq ft	(24.83 sq m)
Office	153 sq ft	(14.18 sq m)
Kitchen	154 sq ft	(14.34 sq m)
Storage		

Total Area 2,623 sq ft (243.70 sq m)

TENURE

Freehold.

PRICE

£395,000.

VAT

VAT is payable on the price.

BUSINESS RATES

Rateable Value: £6,700.*

Rates payable for year ending 31/03/26:
£3,343.30.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

SERVICES

All mains services. Gas fired central heating boiler to radiators (not verified). Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Code for Leasing Business Premises As a RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



ENERGY PERFORMANCE

The property has an EPC rating of C74.

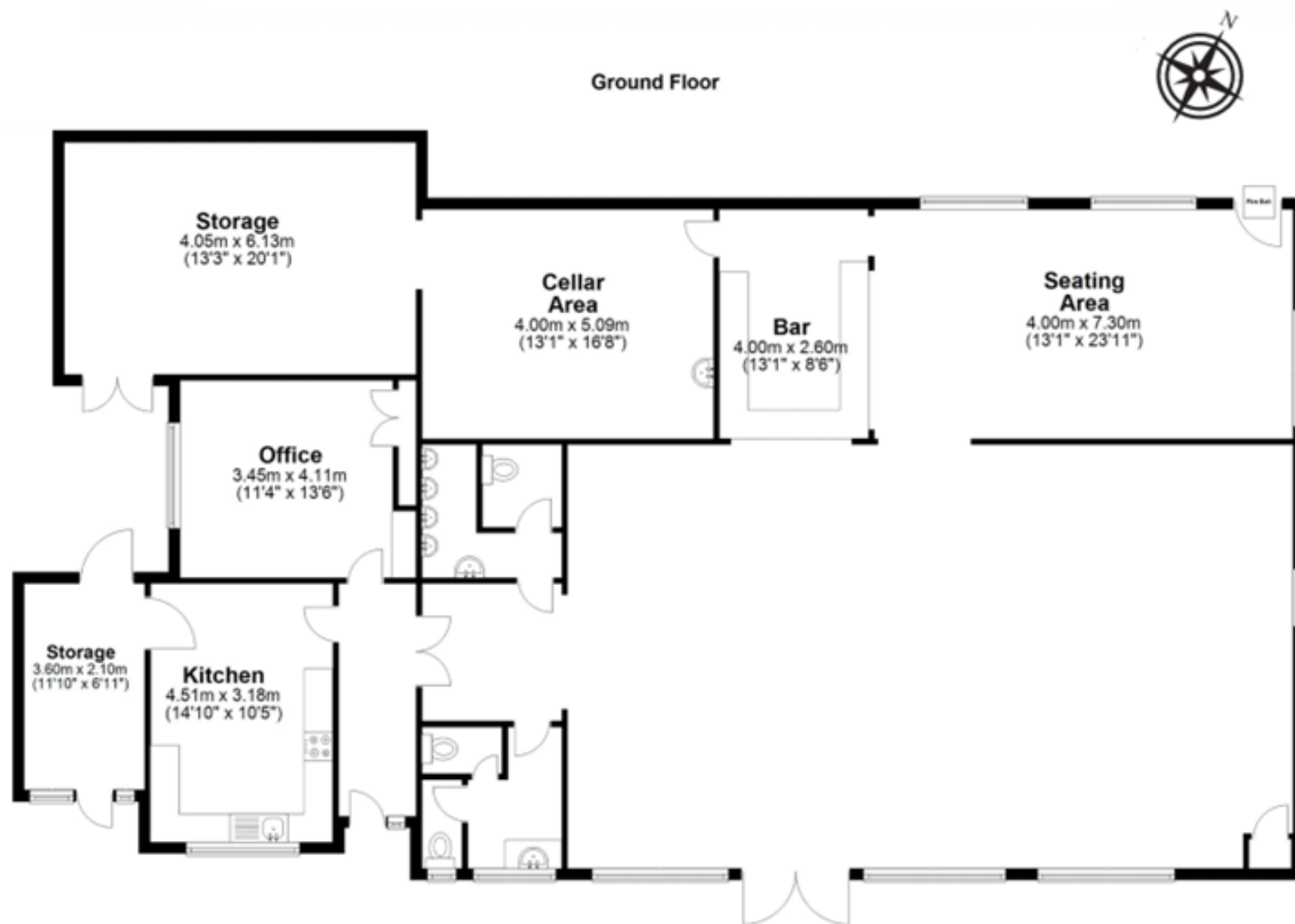
VIEWING

Strictly by appointment only.

Ref: DGHS/LH/A1516

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Dave's Bar, Andover – Floor Plan



Total area: approx. 243.7 sq. metres (2622.9 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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Dave's Bar, Andover – Site Plan

