

## FREEHOLD RETAIL / OFFICE INVESTMENT



### 4 BRIDGE STREET, ANDOVER, SP10 1BH

- 118.8 m<sup>2</sup> [1,279 ft<sup>2</sup>]
- Three-storey retail / office premises
- Busy location in Bridge Street, just off Andover High Street
- Ground & First Floors let to Grilled Cheese Cafe Ltd
- Second Floor Offices Vacant
- Possible long-term conversion of upper floors to residential
- Close to several town centre car parks
- No VAT

### FREEHOLD INVESTMENT FOR SALE



1-5 London Street · Andover · SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)



## LETTINGS

### GROUND & FIRST FLOORS

Let to Grilled Cheese Cafe Ltd [Company Number 11636499] on a 10 year effectively FRI lease from 17/12/2019 - 16/12/2029 subject to a non-downward rent review on 17/12/2024 [not activated], at a current rent of £22,000 pax [VAT is not currently charged] and with security of tenure excluded at the end of the term.

### SECOND FLOOR

Offices to let at £675 per month [VAT is not currently charged] plus business rates and electricity for the office suite together with a share of the electricity, gas & water to the common parts.

## TERMS

Offers invited in the region of £300,000 which will show a purchaser a net initial yield, once the second floor offices are let, of approximately 9.72% after deducting purchasers costs at 1.75% and SDLT.

VAT is not currently charged.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING & FURTHER INFORMATION

Please contact the sole agents

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## LOCATION

The premises are located in a busy position in Bridge 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.

## 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.

## DESCRIPTION

Three-storey retail/office premises with shared WCs on the first floor and possible long-term conversion of upper floors to residential subject to planning consent.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
Ground Floor	40.5	[436]
First Floor	34.0	[366]
Second Floor	44.3	[477]
<b>TOTAL</b>	<b>118.8</b>	<b>[1,279]</b>

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

## SERVICES

Mains electricity, gas, water and sewerage.

## RATING ASSESSMENTS

### GROUND & FIRST FLOORS

Description	Cafe & Premises
Rateable Value from 01/04/2026	£13,250.00
Business Rates Payable 2026/27	£5,061.50
With Small Business Rate Relief	£2,108.96
Billing Authority Reference	03210255040014

### SECOND FLOOR

Description	Offices & Premises
Rateable Value from 01/04/2026	£4,200.00
Business Rates Payable 2026/27	£1,814.40
With Small Business Rate Relief	£0.00
Billing Authority Reference	03210255040015

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.

## ENERGY PERFORMANCE CERTIFICATE

C51 - valid until 12/03/2033.

## BUSINESS IMPROVEMENT DISTRICT

The premises are within a BID and are subject to a charge of 2% of the Rateable Value per year if the Rateable Value is £10,000 or more.

## TENURE

Freehold.



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