

Andover 42-44 High Street Hampshire SP10 1NF

- **Prominent Freehold Shop Investment**
- Entirely let to Topshop/Topman Properties Limited until 2020
- Pedestrianised town centre location
- Situated opposite the Chantry Shopping Centre
- Current Rent Reserved
£47,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Andover is an attractive market town located close to the junction of the A34 and A303 dual carriageway in North Hampshire. The town has excellent rail connections, with a journey time to London of approximately 1 hour.

The property is well located on the east side of the pedestrianised High Street, in a conservation area in the heart of Andover town centre. The Guildhall and Chantry Shopping Centres are both within close proximity to the west of the property.

Occupiers close by include Marks & Spencer, Costa Coffee, HSBC, Santander, Lloyds Bank, WH Smith, Boots the Chemist and Caffè Nero, amongst a variety of other retailers.

Description

The property is arranged on ground and two upper floors to provide a ground and part first floor shop with ancillary accommodation to the part first and second floors. There is a small flying freehold over the alley at the side.

The property provides the following accommodation and dimensions:

Gross Frontage	7.80 m	(25' 7")
Net Frontage	7.25 m	(23' 9")

Shop Depth	29.65 m	(97' 4")
Built Depth	31.95 m	(104' 9")
Ground Floor	180.80 sq m	(1,946 sq ft)
First Floor	159.85 sq m	(1,721 sq ft)
Second Floor	43.00 sq m	(463 sq ft)
Total	383.65 sq m	(4,130 sq ft)

Tenancy

The entire property is at present let to TOPSHOP/TOPMAN PROPERTIES LIMITED for a term of 5 years from 3rd March 2015 at a current rent of £47,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Topshop, part of the Arcadia Group, trades from some 620 stores and franchises in over 40 countries. (Source: www.topshop.com)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 96 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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