



Jasmine House, High Street, Stockbridge, Hampshire, SO20 6HB

Prominent Lock up shop

177 Sq ft (16.45 Sq m)

To Let



01264 342300
www.myddeltonmajor.co.uk

LOCATION

Stockbridge benefits from good road communications with access via the A30 to the A303, A34 and M3 motorway. More comprehensive facilities can be found in the neighbouring town of Andover about 8 miles distant and the Cathedral cities of Winchester and Salisbury are 8 and 15 miles respectively.

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SITUATION

Jasmine House is situated on the southern side of the renowned Stockbridge High Street, which is famous for its range of specialist shops. Local amenities include a Post Office, schools, church, public houses and hotels.

DESCRIPTION

The property dates from the 18th/19th Century and in recent years has been extensively renovated and modernised. The ground floor comprises retail accommodation, of which there is just one lock up shop that remains available to let.

The vacant shop benefits from spot lighting, display window, WC / store and direct access on to the High Street.

ACCOMMODATION

Shop	161 sq ft	(14.95 sq m)
Store/WC	16 sq ft	(1.50 sq m)
Total	177 sq ft	(16.45 sq m)

LEASE TERMS

A new internal repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£10,000 per annum

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £7,300 *

Rates payable for year ending 31/03/21: £3,642.70 **.

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

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

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

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

VIEWING

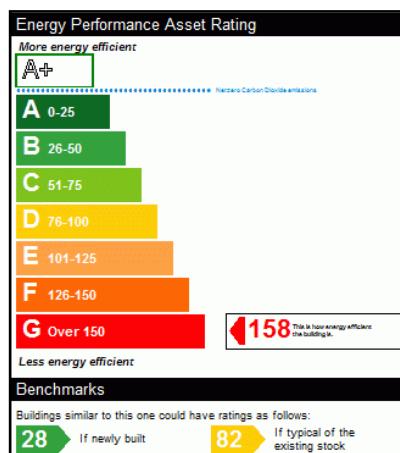
Strictly by appointment only.

David Smith MRICS

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Email: davidsmith@myddeltonmajor.co.uk

ENERGY PERFORMANCE



Ref: DGHS/PF/A1018

Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

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