

17 and 17a Chantry Street, Andover, SP10 1DE

- A very attractive Grade II listed building including a ground floor Commercial area and separate Two bedroom apartment above.
- Retail / Offices - 100.00 Sq. m (1076.70 sq. ft)
- Shop Front Area, Store, Two Office areas, Kitchen, Cloakroom & Cellar
- Residential Accommodation - 85.10 Sq. m (916.50 sq. ft)
- 2 bedrooms, 1 bathroom, Living room, Kitchen & off road parking for one car.

For Sale—Investment - Freehold Building
For Investment Purchase



LOCATION

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

SITUATION

The property is situated at the top end of the busy High Street. The property can be found along Chantry street which is a short distance from the main shopping centre which includes a Waitrose. There is a public car park opposite with other car parks within a five minute walk from the premises.

DESCRIPTION

17 & 17a Chantry Street is a Grade II listed building offering a retail unit on the ground floor and residential flat on the first floor. Exposed brick work and character beams are seen throughout the property. There is also a large cellar space.

ACCOMMODATION

Ground Floor Retail Space	100.00 Sq. m (1076.70 sq. ft)
First Floor Residential Flat	85.10 Sq. m (916.50 sq. ft)

COMMERCIAL— See floor plan

The Ground Floor is currently used as a Barber Shop. There is a large shop front for the barbers. There is storage as well as further wash basins within what is shown as the office area. Towards the rear is a kitchen, smaller office and cloakroom.

Retail / Office Area -	4.60m x 6.87m (15'1" x 22'6")
Store -	1.93m x 2.37m (6'4" x 7'9")
Office Area -	4.11m x 4.74m (13'6" x 15'7")
Office -	2.41m x 2.82m (7'11" x 9'3")

*Kitchen Cloakroom & Cellar spaces are in addition to the above approximate measurements.

RESIDENTIAL - See floor plan

The flat is approached through a side gate to the right of the shop front. This leads to the gravel car park suitable for one car. The parking space can be accessed when you take the first left after passing the property.

The exterior porch leads into a small entrance hall. Stairs lead to the first floor flat. The family bathroom and bedroom are situated at the top of the landing. There is a large living and dining area. There is a generous main bedroom and a good size kitchen with integrated cooker and space for washing appliances.

GUIDE PRICE

£325,000 for the freehold interest subject to the existing Leases.

LEASES -

The property is let subject to the following leases.

1. The commercial lease is let to the Classic Barbour Shop at a rent of £11,000 pa exclusive of rates. A lease extension has been agreed between the parties extending the lease for a further 10 year period from 1st April 2021. There is a rent review at the end of the 5th year and on 1st April 2028. Please note the Lease does not contain any break clauses.
2. The residential accommodation is let on an Assured Short Hold Tenancy at a current rent of £9600 pa.

*Details of both leases are available upon request.

17 Chantry Street, Business Rates

Rateable Value: £4,750.00*

Rates payable for year ending 31/03/2022: £2,370.25

The property may be eligible for Small Business Rates Relief, subject to qualifying criteria.

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

17a Chantry Street, Council Tax

Band A - £1,224.97

SERVICES

Mains gas, Mains water, drainage and electricity.

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

PLANNING

Any further enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Rd, Andover, SP10 3AJ. Tel: 01264 368000.

ENERGY PERFORMANCE CERTIFICATE -

17 Commercial Space - B Rating - 42

17 A Residential Flat - D Rating - 55 / 58

VAT

We are advised the property is not subject to VAT .

VIEWING

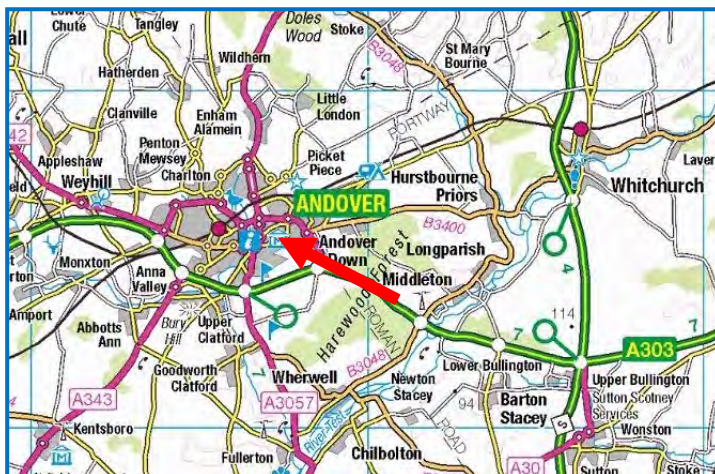
Strictly by appointment only.

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Ref: DGHS/AN/A1393



CODE FOR LEASING BUSINESS PREMISES

As an 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.

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Retail Area



Office Area



Kitchen



Main Bedroom



Landing



Second Bedroom



Sitting Room



Courtyard & Parking

