

OPPORTUNITY FOR A POP-UP SHOP IN ANDOVER

Andover BID has negotiated with a local landlord for a pop-up shop to be available **COMPLETELY RENT FREE** for a year. If you are an independent business and are interested in this opportunity, please contact Steve Godwin at Andover BID for further details.

Due to relocation to larger premises
TOWN CENTRE LOCK-UP SHOP



10 WAVERLEY BUILDINGS, WATERLOO COURT, ANDOVER, SP10 1QJ

- 54.8 m² [590 ft²]
- Town centre, double-fronted, lock-up shop
- Ceiling with recessed lighting
- Carpets
- Security shutter
- Rear loading
- WC

BUSINESS RATES ONLY £460 PA
With Small Business Relief

Stratfords Commercial
Chartered Surveyors

1-5 London Street, Andover, SP10 2NU
01264 351622
www.stratfords-commercial.co.uk

FOR SALE / TO LET

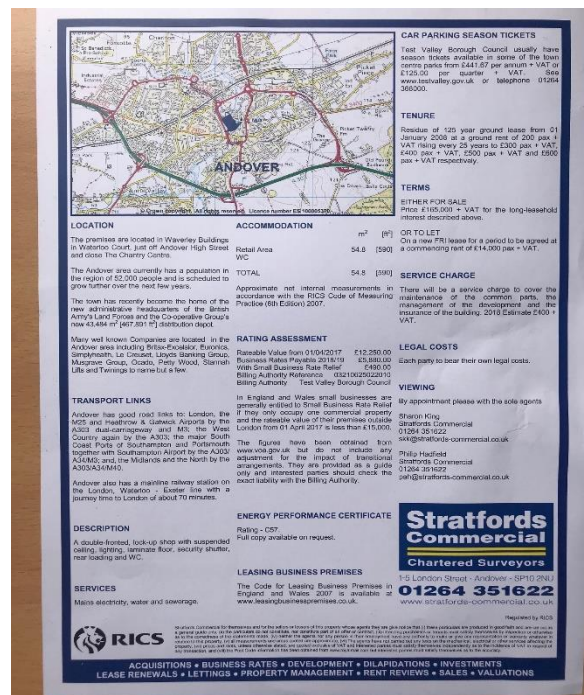
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Town Centre Location

Front & rear access

Security Shutters

Applicable for small business rates relief



CAR PARKING SEASON TICKETS
Test Valley Borough Council usually have season tickets available in some of the town centre parks from £44.87 per annum + VAT of £123.00 per annum + VAT. See www.testvalley.gov.uk or telephone 01264 356000.

TENURE
Residual of 120 year ground lease from 01 January 2008 at a ground rent of 200 pax + VAT rising every 25 years to £300 pax + VAT, £400 pax + VAT, £500 pax + VAT and £600 pax + VAT respectively.

TERMS
EITHER FOR SALE Price £165,000 + VAT for the long-leasehold interest described above.
OR TO LET On a new FRI lease for a period to be agreed at a commercial rent of £14,000 pax + VAT.

SERVICE CHARGE
There will be a service charge to cover the maintenance of the common parts, the management of the building and the insurance of the building, 2018 Estimate £500 + VAT.

LEGAL COSTS
Each party to bear their own legal costs.

VIEWING
By appointment please with the sole agents
Steve King
Stratfords Commercial
01264 351622
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Phil Hipwell
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DESCRIPTION
Rating: C57
A double-fronted, lock-up shop with suspended ceiling, lighting, laminate floor, security shutter, rear loading and WC.

SERVICES
Main electricity, water and sewerage.

LEASING BUSINESS PREMISES
The Code for Leasing Business Premises in England and Wales 2015 is available at www.leasingbusinesspremises.co.uk

ENERGY PERFORMANCE CERTIFICATE
Rating: C57
Full copy available on request.

REGULATED BY RICS
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