

# PROMINENT CLASS E FREEHOLD FOR SALE

## ANDOVER

### 9 BRIDGE STREET

#### Description

Andover is a town in the Test Valley District of Hampshire. The town is on the River Anton and alongside the major A303 truck road at the eastern end of Salisbury. Salisbury Plain is 18 miles west of Basingstoke and 14 miles from Winchester.

The subject premises are located in Bridge Street and nearby retailers of note include **Pizza Express**, **Ladbrokes**, **JD Wetherspoon** and **Cancer Research**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with first and second floors, providing the following approximate areas:

<b>Ground Floor Sales</b>	1,419 sq. ft.	(131.83 sq. m)
<b>Ground Floor Ancillary</b>	573 sq. ft.	(53.23 sq. m)
<b>First Floor Ancillary</b>	535 sq. ft.	(49.70 sq. m)
<b>Second Floor Ancillary</b>	746 sq. ft.	(69.31 sq. m)
<b>Total</b>	<b>3,273 sq. ft.</b>	<b>(304 sq. m)</b>

Plans of the accommodation are available on request.

#### User

The premises currently falls under a Class E use.

#### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£420,000**.

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£28,740
<b>UBR (24/25)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

The property has an EPC rating of C 74. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

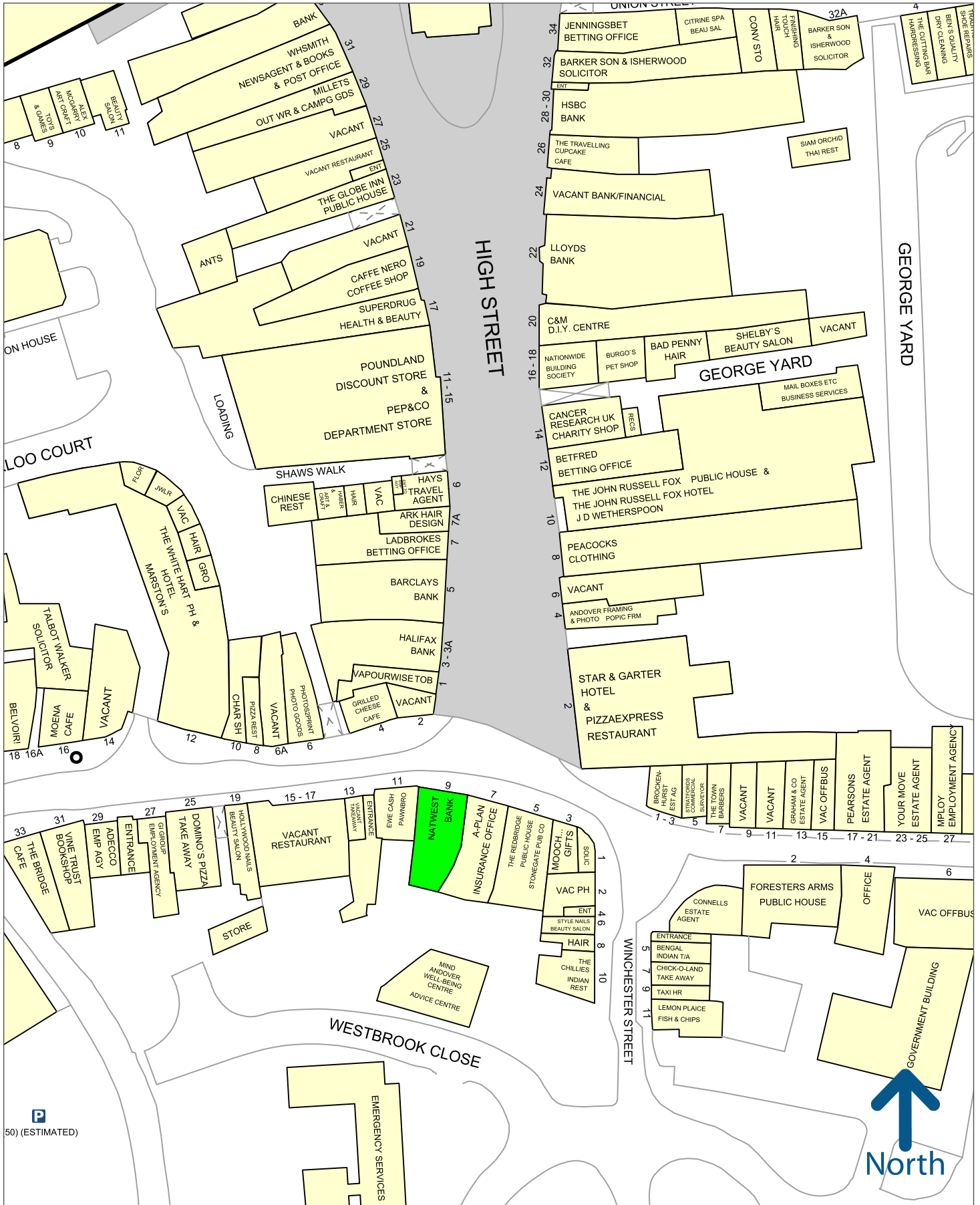
**Mike Willoughby**                      **07810 480291**  
mike.willoughby@greenpartners.co.uk

In partnership with:



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

Experian Goad Plan Created: 25/07/2024  
Created By: Green and Partners



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