

# For Sale/To Let

Ground Floor Commercial/Office Units – Space available from 377 to 4,286 sq ft

Chantry Lodge, Chantry Street, Andover, SP10 1DE



Computer Generated Image

## Summary

- Property Type: Retail – High Street
- Tenure: For Sale/To Let
- Rent: Available on request.

## Highlights

- Brand new units
- The opportunity to be flexible with floor spaces
- Investment opportunity
- Shell and core finish for fit out
- Suitable for A1 and A2 uses (subject to restrictions)
- B2 use subject to planning (vendor to submit)

## Chantry Lodge Retail Units 1 - 6

### Location

Andover is situated in central Hampshire serviced by the A303 going east to south west. Within Andover the retail units are located to the north of Chantry Centre accessed via West Street from the west and Chantry Street from the east. Within close proximity to the six retail units is Andover Leisure Centre, Andover College and a Lidl supermarket. Further afield to the west is Andover train station and a Waitrose.

### Description

The development comprises of six separate units that face onto Chantry and West Street and are single storey with sheltered accommodation above. Each unit varies in size with the smallest single unit being 377 sq ft and the largest being 1,076 sq ft.

### Specification

Units 1, 2, 3, 5 and 6 will be brought to the market in shell and core condition. Unit 4 is assumed to be brought to the market in shell and core condition once Churchill Retirement Living (CRL) occupancy ends. However if otherwise specified it can be available in its current condition.

### Planning

Planning permission 13/0250/FULLN gave consent on the Ground Floor for Use Classes A1 (retail), A2 (financial and professional services) and A3 (restaurants and cafes) under The Town and Country Planning (Use Classes) Order 1987 (as amended). B1 (a) use of the units is subject to planning, which CRL are currently in the process of trying to attain. Parties interested in this use should make their offer conditional on this variation being granted.

Potential tenant's occupation needs to compliment the retirement accommodation above, therefore there will be restrictions on certain uses which are available on request.

### Travel Distances

The table below shows the walking distances to the following:

Place	Miles	Time
Chantry Centre	0.1	2 Minutes
Andover Train Station	0.6	11 Minutes
Andover College	0.2	4 Minutes
Andover Bus Station	0.1	2 Minutes

(Source:- Google Maps)

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### Accommodation

The units can be disposed of as six individual entities, as displayed in the table below. Or there is the opportunity to provide larger floor areas by combining units. An example of where there is the potential to combine units to provide larger floor areas is by combining units 5 and 6 (as labelled on the floor plans) which could provide up to 124 sq m (1,305 sq ft). Combining these units would also mean that this new unit would benefit from dual frontage onto West Street and Chantry Street. Retail Unit 4 is currently occupied by CRL as their marketing suite and will only be available to occupy once CRL exit the unit.

Unit	Sq Ft	Sqm
Retail 1	1,076	100
Retail 2	818	76
Retail 3	377	35
Retail 4	710	66
Retail 5	635	59
Retail 6	670	65
<b>TOTAL</b>	<b>4,286</b>	<b>401</b>
Retail 3 & 4	1,195	111
Retail 5 & 6	1,305	124
Retail 4, 5 & 6	2,015	190

### Energy Performance Rating

To be assessed on completion of the development.

### Rent/Price

Available on request.

### Business Rates

To be assessed upon completion of the development.

### Viewing & Further Information

If you are interested and would like more information please get in touch.

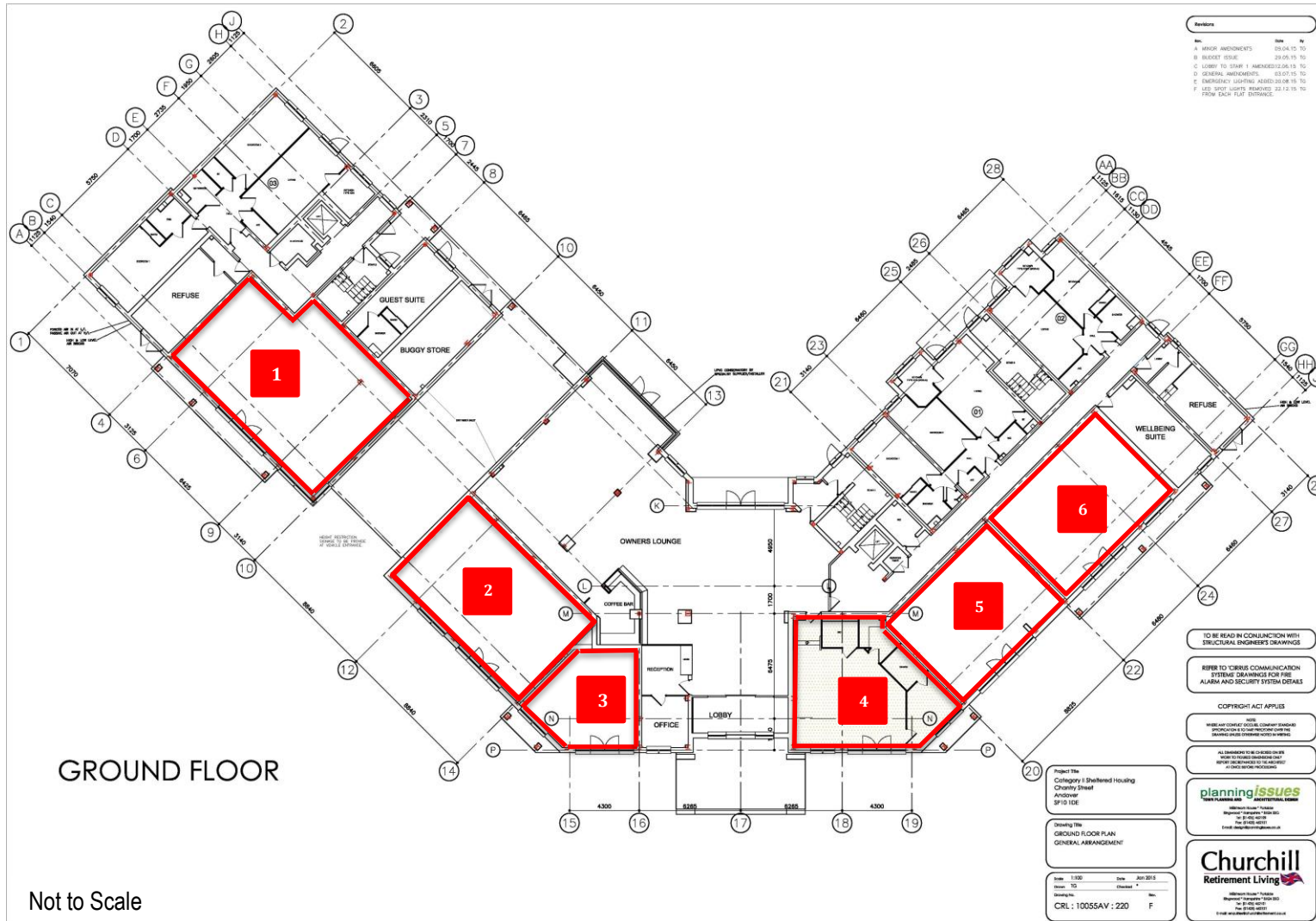
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# Chantry Lodge Retail Units 1 - 6



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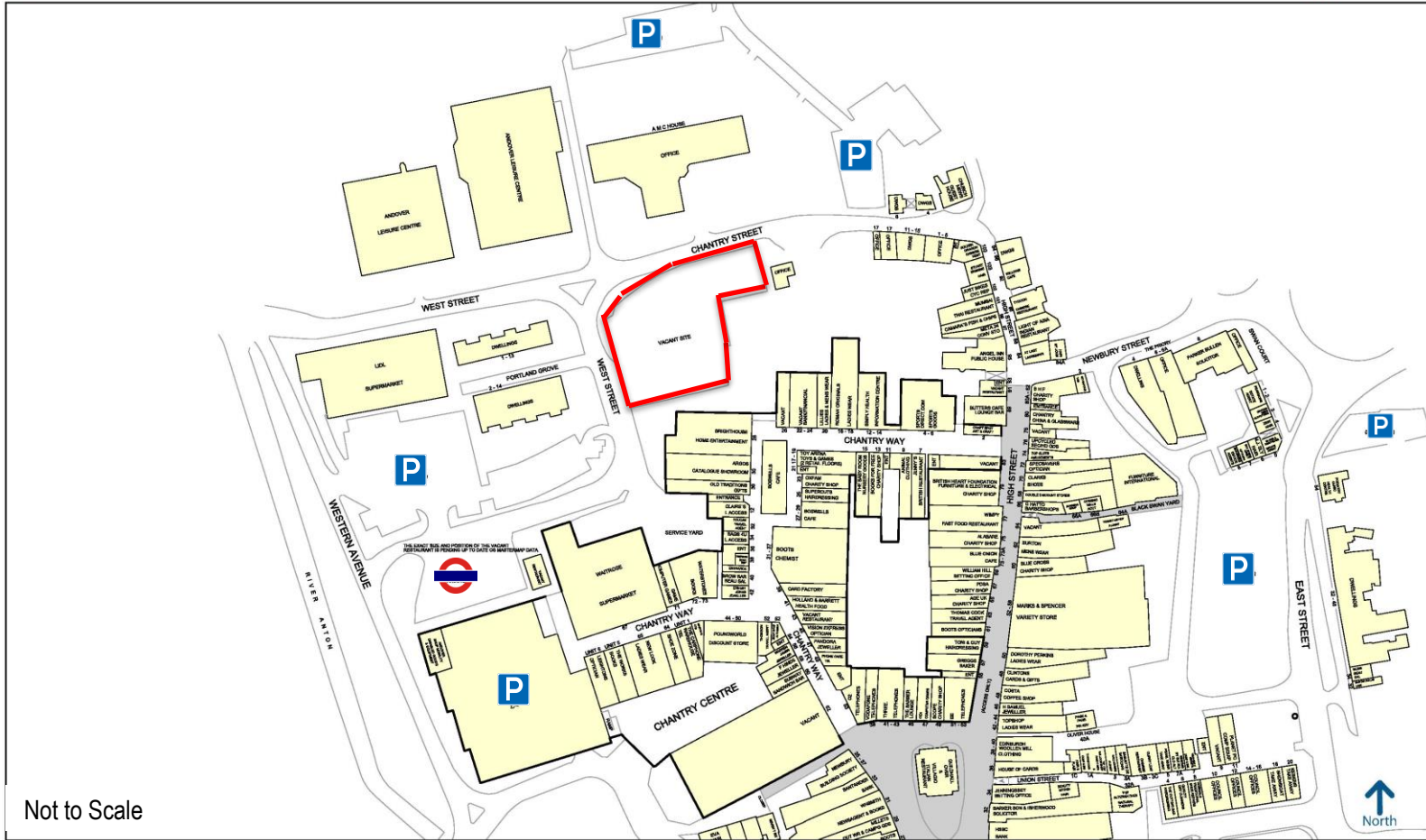
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# Chantry Lodge Retail Units 1 - 6



Andover



Not to Scale



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