



TO LET

Retail/Class E Units
377 & 1347 sq ft (35.07 & 128.02 sq m)

- Purpose Built Retail/Class E Units
- Part of Established Local Centre
Incorporating One Stop Convenience Store
- Excellent On Site Parking

Locksbridge Local Centre, Picket Piece, Andover

Units 2 & 3, Locksbridge Local Centre, Locksbridge Park, Picket Piece, Andover, SP11 6WJ



LOCATION

Locksbridge Park is a recent development by David Wilson Homes of around 390 properties. It is situated on the eastern edge of Andover in the village of Picket Piece.

The site occupies a prominent position in the centre of the development.

DESCRIPTION

The premises comprise purpose built retail premises as part of a three storey mixed use scheme. It comprises a One Stop Convenience Store and four retail units.

There is an adjoining dedicated car park with around 45 spaces servicing the development.

Each unit will be finished to a shell with shopfront and WC facilities ready for fitting out.

PLANNING

Planning consent has been granted within Class A1, A3, A4 & A5 and will now incorporate Class E. Hours of use from 7.00 am to 11.00 pm Mondays to Saturdays and 7.00 am to 10.30 pm on Sundays and Public Holidays. 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.

ACCOMMODATION

Unit 2	1378 sq ft	(128.02 sq m)
Unit 3	377 sq ft	(35.07 sq m)

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Local Centre.

RENT

Unit 2	-	£27,500 per annum exclusive.
Unit 3	-	£7,500 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

To be assessed.*

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

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.

ENERGY PERFORMANCE

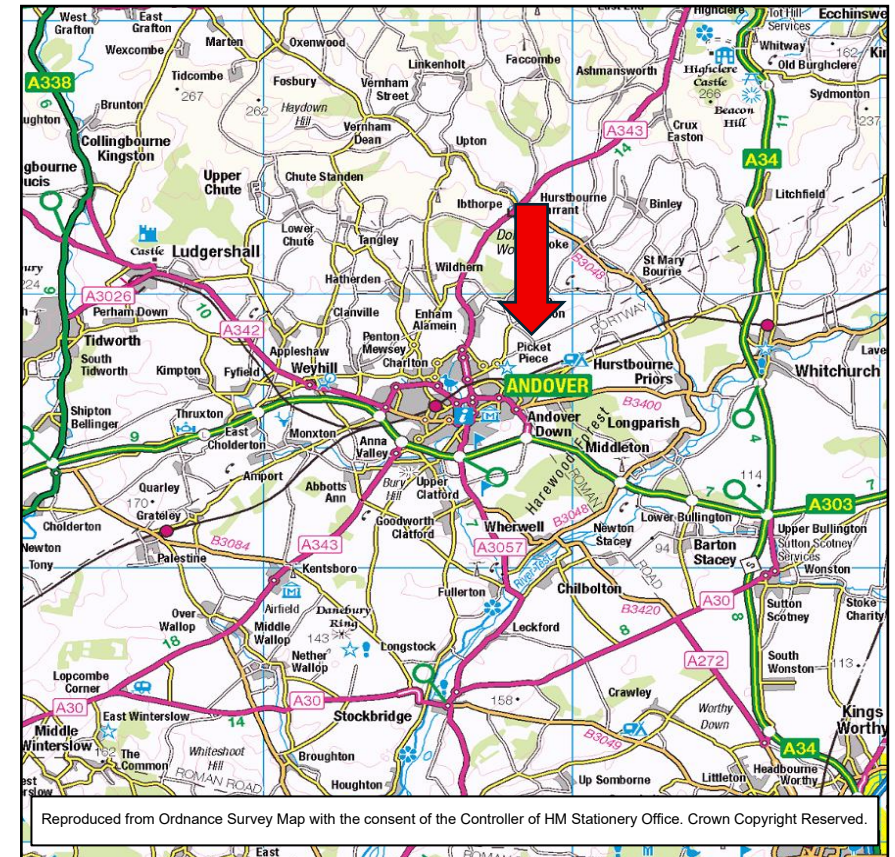
EPC's will be assessed on practical completion.

VIEWING

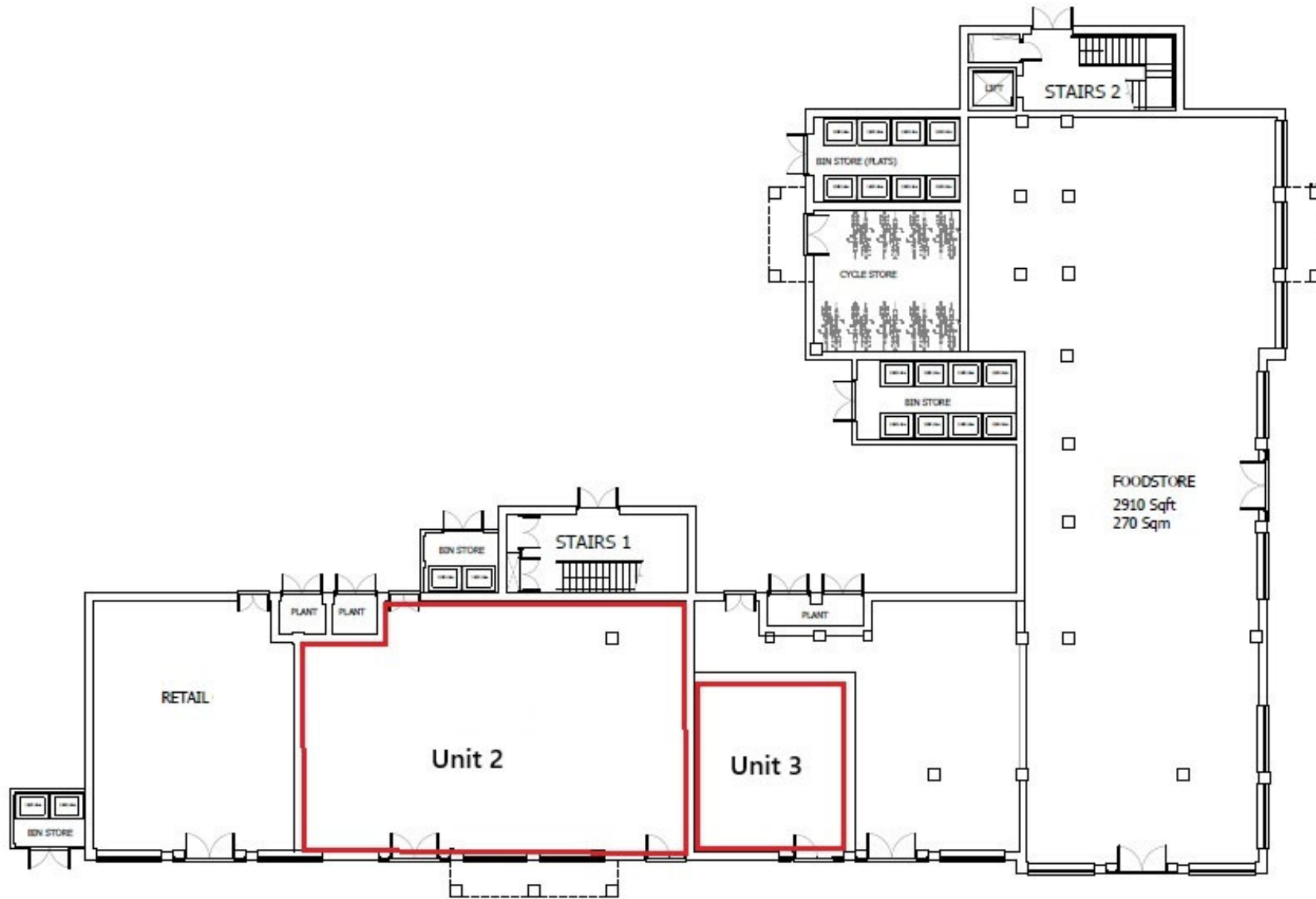
Strictly by appointment only.

Ref: DS/JW/20040

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.



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.



GROUND FLOOR PLAN