



### FOR SALE

Retail/Office Premises  
408 sq ft (38 sq m)

- Close to Town Centre
- Shop Front
- Courtyard
- Separate Cloakroom Facilities

# 9-11 London Street, Hampshire

Andover, SP10 2NU



## LOCATION

9-11 London Street is situated in Andover Town Centre, just off Bridge Street/High Street. Andover benefits from excellent road communication with the A303 linking to the M3 motorway and the A34 trunk road providing access to London, the Midlands, the North, and to Southampton.

## DESCRIPTION

9-11 London Street comprises a single storey building in a terrace of mixed-use commercial premises. The property together with no.7 was recently occupied as one premise for a bar and restaurant purposes. Previously these buildings were three independent shops and could still revert to that purpose. Outside there is a courtyard to the rear. The property no. 9-11 is being offered as one unit. (Number 7 is also available, see separate details.)

## PLANNING

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

Retail/Office	<b>356 sq ft</b>	(33.10 sq m)
Former Kitchen	<b>52 sq ft</b>	(4.80 sq m)
<b>Total</b>	<b>408 sq ft</b>	<b>(37.90 sq m)</b>

## OUTSIDE

Courtyard to the rear with a separate building providing cloakroom facilities which is shared with number 7.

**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.

## TENURE

Freehold.

## GUIDE PRICE

£100,000.

## VAT

Price exclusive of VAT and will be charged at the prevailing rate.

## BUSINESS RATES

To be assessed.\*

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

\*\*This property may qualify for Small Business Rates Relief.

## 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

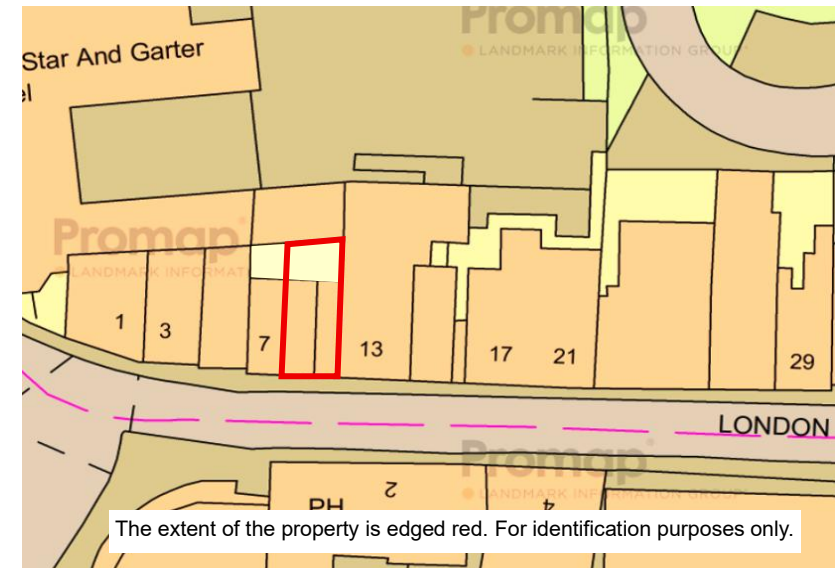
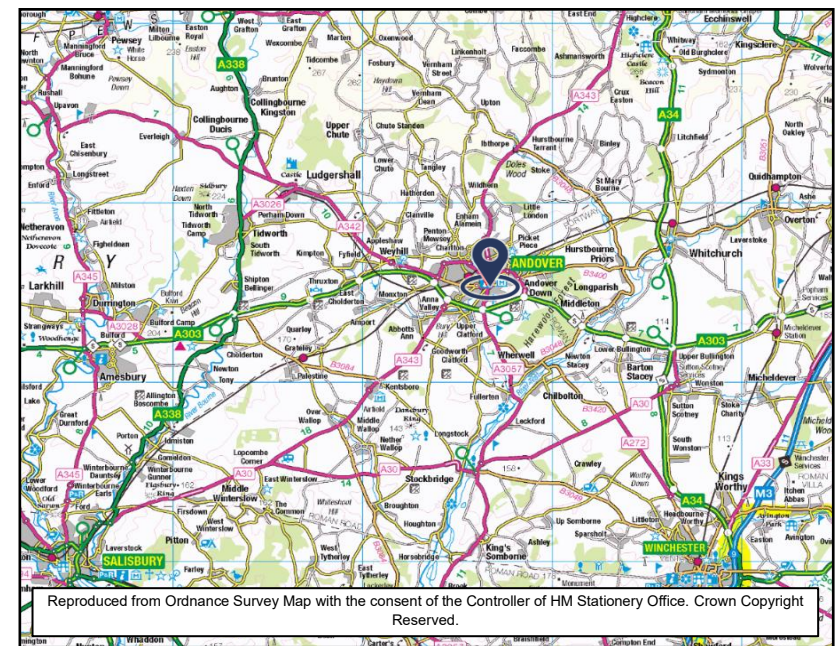
The property has an EPC rating of D85.

## VIEWING

Strictly by appointment only.

Ref: DGHS/LH/A1607

**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](http://www.rics.org).

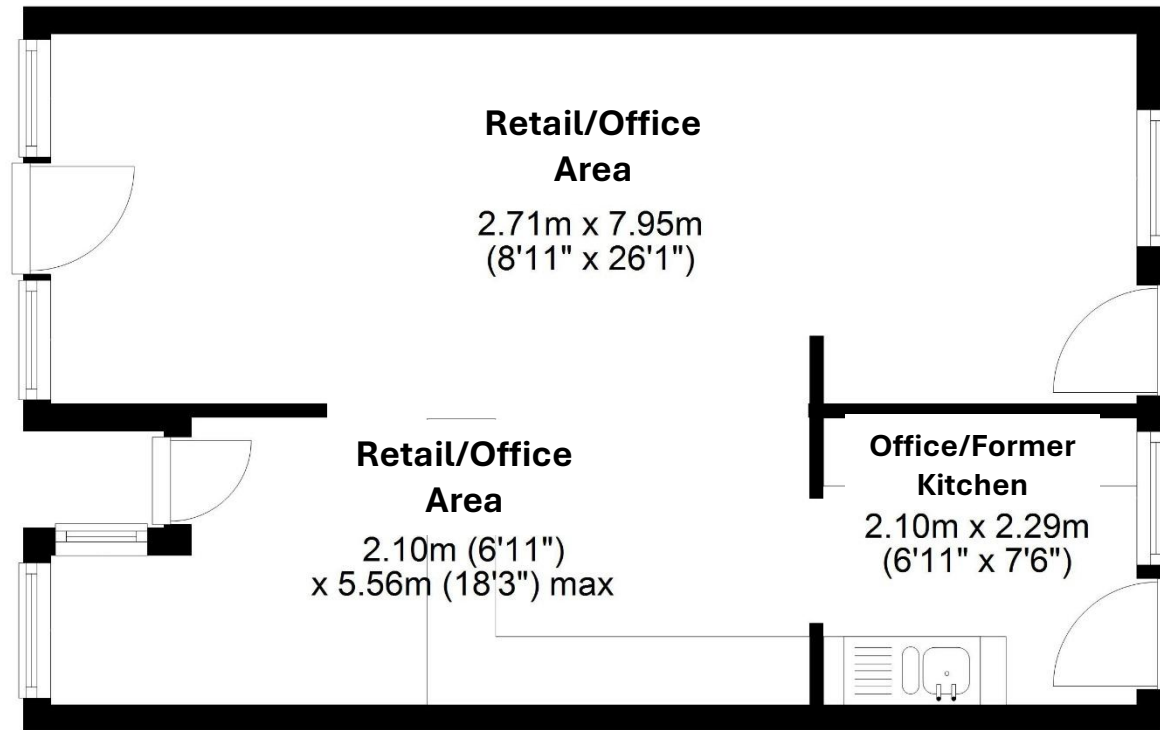


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## 9-11 LONDON STREET FLOORPLAN

### Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 37.9 sq. metres (407.9 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.  
Measured and drawn to RICS guidelines