

# TO LET

NEW AI RETAIL UNIT  
ADJACENT TO MCDONALDS  
NEW STREET  
ANDOVER  
SP10 1DS



**RS & CO**

ROBERT STEPHENS & COMPANY

[www.robert-stephens.com](http://www.robert-stephens.com)

## DESCRIPTION

A prominent A1 retail unit within a new retail development anchored by McDonalds and BP/Subway.

## LOCATION

Located within Andover's principal out of town retail area the Unit enjoys a prominent position on New Street, within 150 metres of the Enham Roundabout.

The Unit is located opposite Sainsbury's and is visible from and within easy walking distance of both the Enham Arch and Churchill Retail Parks.

Tesco Extra is 250 metres to the north.

## ACCOMMODATION

To a total Ground Floor area of 8,534 sq ft (792.8 Sq M) GIA.

The unit can be subdivided to form two separate units.

## AVAILABILITY

The building will be finished to a shell specification ready for occupation during 1st Quarter 2016.

## PLANNING

The building has an A1 retail planning consent under Application No. 14/00118/FULLN

## EPC

The unit has been assessed with an Energy Performance Asset Rating of C(68)

## TENURE

The property is offered by way of a 15 year lease.

Rental offers invited.

## RATEABLE VALUE

TBA

## LEGAL COSTS

Each party to bear its own legal costs

## VAT

Chargeable on all costs

**For further information please contact:**

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