

COMMERCIAL UNIT TO LET

First floor town centre commercial unit providing 1,869 sq. ft.

- **Town centre location positioned on the High Street**
- **Currently arranged as a hair salon with fixtures and fittings in situ**
- **Suitable for a range of commercial uses within Use Class E**
- **Grade II* listing**
- **Available from February 2027**



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Carter Jonas LLP, 3 Royal Court, Kings Worthy, Winchester SO23 7TW

93 High Street, Andover SP10 1ND

Location

The Property comprises the first floor of a period building located in Andover Town Centre. It sits adjacent to the main entrance of the Chantry Shopping Centre and is surrounded by a mix of national retailers, cafés, and local businesses, ensuring strong footfall. Andover is a thriving market town with excellent transport links via the A303 and mainline rail services to London Waterloo and is home to a range of professional firms and local authority offices.

The town is well positioned for access to the M3 and A34, linking to the wider Southeast and Midlands. Approximate distances from Andover to nearby centres are Basingstoke 18 miles, Winchester 18 miles, Salisbury 20 miles, and London 70 miles.

Description

The premises comprises a first-floor commercial unit currently arranged as a hairdresser's salon with male and female WCs and a kitchenette. There is also some storage space on the ground floor adjacent to the entrance lobby.

Accommodation

The property currently extends to the following approximate floor areas:

Address	Sq ft	Sq m
93 High Street	1,869	173.62

Listed Building Status

Grade II* Listed (List Entry Reference 1264607).

VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Local Authority

Test Valley Borough Council / 01264 368000

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, gas, water and sewerage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

Viewing

By appointment with the sole agents:

Carter Jonas LLP

Energy Performance Certificate

94 - D

Tenure

A new effective full repairing and insuring lease is available on terms to be negotiated.

Rent

£18,000 per annum exclusive.

Rateable Value

£18,750

Photographs



Carter Jonas

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