

BELVOIR!



For Sale



East Street, Andover

Guide Price £595,000

- Investment and/or Development Opportunity STPP
- 5962 sq ft
- Freehold

- Close to town
- Car Parking for approx 20 vehicles
- Car park could be developed STPP
- Grade II listed
- 3 floors plus cellar

01264 366611

Full Property Description

East Street, Andover

Summary

Belvoir Commercial is pleased to bring to the market this impressive 3 storey character grade II listed terraced property plus cellar. The property has a total of 5962 sq ft and is ideal as a project to convert to residential STTP. Also STPP, the extensive car park that will allow for circa 20 cars could be built on as is the case next door.

The property is laid out over 3 floors plus a cellar and has a total of 19 different rooms, has two main staircases, a variety of kitchens and toilets, a double width cellar, car parking and a private gated entrance to the rear. The property is available as a freehold purchase and will be vacant circa April 2016. Located on the fringe of Andover town centre, the demand is high for residential property in this area both in terms of buyers and renters alike. The grand property is located just opposite the George Yard Car Park which is ideal for additional car parking options.

For more information, photos or an internal viewing, please contact us on 01264 366611

Andover - Picturesque market town located in the affluent Test Valley area of Hampshire
£2.9m has been invested to extend and refurbish the bus station

Further improvements underway to the town and community as part of the Andover Vision 20 year plan
Strategic location adjacent to A303 and within easy reach of the M3 & M4

Various car parks close by including a multi storey

Andover has a number of core brands on the High Street that include Top Shop, Ernest Jones, Costa Coffee, Poundland, Boots, Argos etc etc.

Strong annual footfall or circa 7 million Catchment – there is an affluent shopper catchment of approx 150, 000 people drawing from the surrounding wealthy villages including Stockbridge and The Wallops

Growing population – there is substantial housing expansion underway with an additional 8250 dwellings to be built by 2029 with 6516 of those earmarked for Andover.

There are recent communications and existing commitments at Picket Twenty & Augusta Park.

Low unemployment – the town benefits from very low unemployment compared to the national average.

Loyal customers – people living in the core catchment area visit the town centre more than 70 times a year (rct 2010)

Use - The premises are presently assigned office use. Other uses may be permitted subject to planning

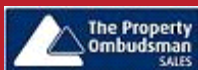
For a no obligation internal viewing, please contact us or email

Viewing: All appointments must be made through Belvoir! by calling. Please note that these Sales Particulars are issued on the strict basis that all initial contact in connection with this business is conducted through Belvoir! Who are appointed by the vendor to act under a Sole Agency agreement. Any breach of these terms may make you liable in law to litigation and damages. Under no circumstances must you approach the owner direct without a formal appointment or disclose to other customers and staff that the Premises are for Let.



DISCLAIMER

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Belvoir have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Belvoir have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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