

BW

Best Western Andover Hotel

Micheldever Road, Andover SP11 6LA

savills

Best Western Andover Hotel

49 en suite bedrooms

Flexible meeting & event spaces

Restaurant, bar and lounges

90 car parking spaces

Freehold site extending to circa 2 acres

Opportunity to extend bedroom numbers by repurposing existing space within the hotel

“Opportunity to refurbish and reinstate a 49-bedroom hotel, or to redevelop the entire site subject to obtaining the necessary planning consents”

Andover Town Centre - 1.9 miles

Salisbury - 19.0 miles

Stonehenge - 19.9 miles

Basingstoke 21.9 miles

Southampton 29.1 miles

Bath 53.0 miles

London - 71.0 miles



Location

The Best Western Andover Hotel is located in an affluent area, providing an excellent base for visiting a plethora of popular destinations as well as being easily accessible from London.

The UNESCO World Heritage Site, Stonehenge, is circa 19 miles away from the Property. Highclere Castle, famously known as 'Downton Abbey' is approximately 20 miles from the Property. The New Forest National Park, accessible circa 22 miles from the Hotel, is popular among hikers, bikers and equestrians, comprising vast unspoiled woodland, heathland and river valleys. Winchester, the cathedral city of Hampshire, is popular for its bustling shopping streets and events and is located circa 18 miles from the Hotel.

Andover occupies a strategic location, within a 30-minute drive of more than 50,000 businesses. Andover is home to many business headquarters including Le Creuset UK, J&J Carter, and Lynx UK. Andover is also home to the British Army's new headquarters.

The Hotel affords excellent accessibility to southern England and the Midlands, being located approximately 1.5 miles from the A303 and 1.7 miles to the south east of Andover town centre. Andover Train Station is 1.8 miles from the Property and offers a direct line to London Waterloo (journey time approximately 70 minutes). London Heathrow International Airport is 53.3 miles from the Property.



Stonehenge



Highclere Castle



Winchester Abbey

The Hotel

The Best Western Andover Hotel comprises 49 en suite bedrooms, flexible meeting and event spaces, restaurant and bar. The Property is set within circa 2 acres, featuring landscaped gardens and 90 car parking spaces.

The Hotel has been operated under an emergency asylum seeker contract from March 2022 until April 2024. Prior to this, the Property operated as a full-service hotel. There is opportunity to reinstate the Property to a full-service hotel offering. Alternatively, the site lends itself to potential re-development, subject to obtaining the necessary consents.

Hotel Accommodation

The Hotel comprises 49 en suite bedrooms. There is scope to extend the number of hotel letting bedrooms by converting space such as the function suite or exploring the addition of bedrooms in the roof-space (subject to obtaining the necessary consents). A breakdown of the room categories is provided below:

Room Type	Number
Double Deluxe	4
Double Standard	26
Single	7
Twin	9
Triple	3
Total	49



Food & Beverage Facilities

The Hotel restaurant is situated on the ground floor of the Property and offers seating for up to 45 covers internally, with access to the terrace overlooking the Hotel's gardens.

The bar lounge provides a further 16 covers.

Meeting & Events Spaces

The Hotel provides a number of versatile meeting and events spaces. The main function room can be divisible into three separate rooms with permanent dance floor. There is a separate external entrance to the function bar as well as a dedicated servery.

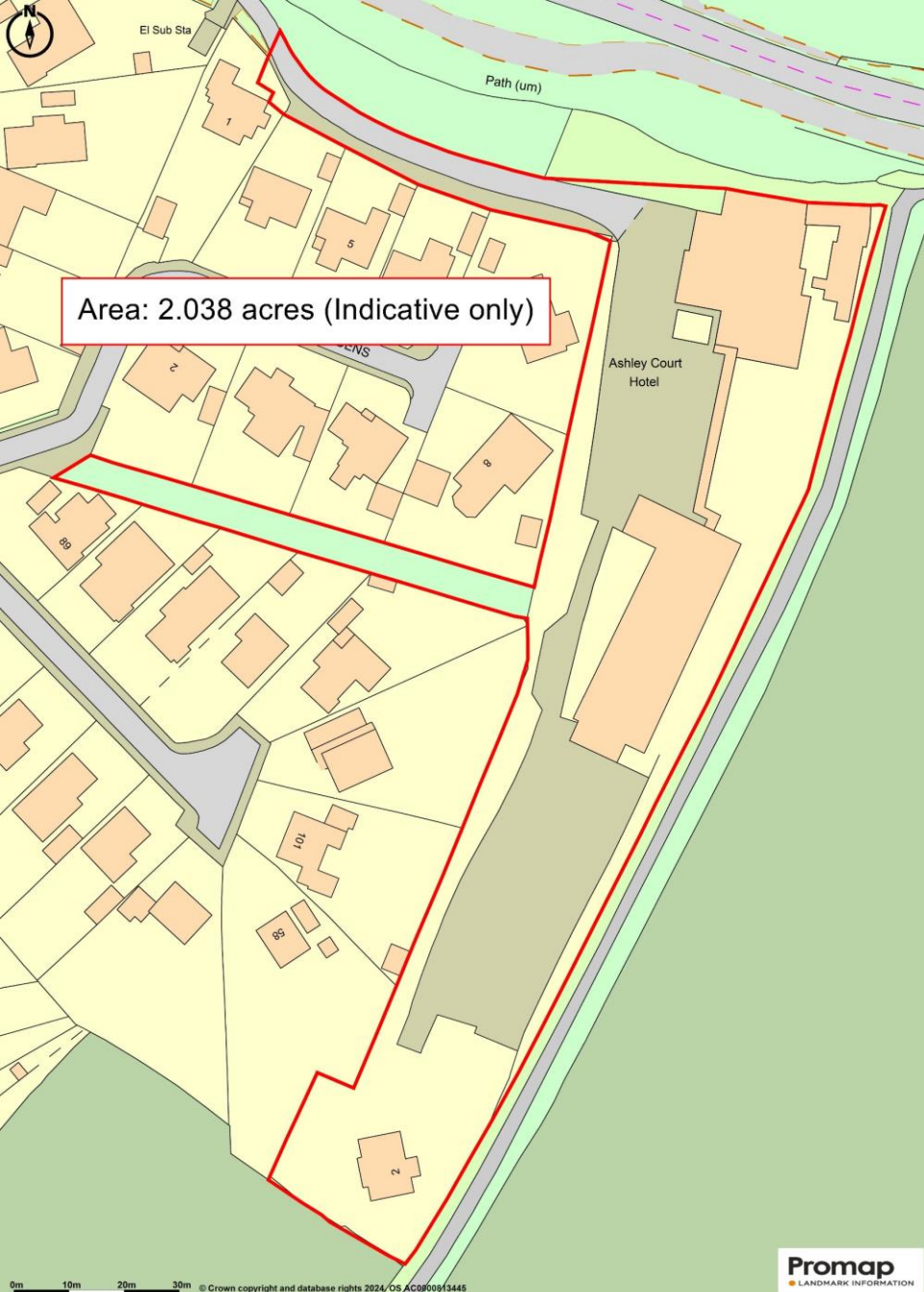
A summary of the seating capacities of these areas is provided below:

Area	Seating Capacity
Reception Lounge	16
Break Out Area & Function Bar	13
Main Function Room	150 Banquet / 190 Theatre

The Business

The Hotel has been subject to a home office asylum seeker contract since March 2022. The contract expired in April 2024, it is now preparing to re-open. Prior to this contract, the Property operated as a full-service hotel trading with a Gross Operating Profit (net income before property insurance costs, business rates and FF&E reserve contribution) of £196k in 2018 rising to £232k in 2019 with the Hotel benefiting from reduced Administration & General and Property Operations & Maintenance Costs.





Area: 2.038 acres (Indicative only)

The Site & Planning History

The site extends to circa 2 acres in total, featuring landscaped gardens and dedicated parking spaces for up to 90 cars.

Planning Background

The Local Planning Authority is Test Valley Borough Council. The Council state planning applications should be determined in line with the Development Plan and Neighbourhood Development Plan. The Development Plan comprises the Test Valley Borough Revised Local Plan (2016). Andover does not yet have a Neighbourhood Plan. The site is located within the settlement boundary of Andover as defined by the Revised Local Plan. Policy COM2 allows, in principle, for development and redevelopment within defined settlement boundaries. The site does not currently benefit from active planning permission.

Emerging Local Plan

Test Valley Borough Council are currently at Regulation 18 Stage 2 of their draft Local Plan 2040, which is out to public consultation until noon on 2 April.

Development Potential

The Property is suitable for continued use as a Hotel as well as a range of alternative uses, such as Care Home, Retirement Living, or Residential Development, subject to planning permission.



GENERAL INFORMATION

SERVICES

All mains services.

TENURE

Freehold.

PROTECTED TREES

We understand there are several tree protection orders on site. We recommend that any interested parties complete their own due diligence surrounding this.

ENERGY RATINGS

EPC – C.

TUPE

Any purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

LOCAL AUTHORITY

Test Valley Borough Council
Beech Hurst, Weyhill Road, Andover SP10 3AJ
Tel: 01264 368000

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RATEABLE VALUE

Prior to its closure, the Property's rateable value was £47,500.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE

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