

Myddelton&Major

FOR SALE



33 Millway Road
Andover
Hampshire
SP10 3AS

Commercial Premises with
yard

3,179 sq ft (295.50 sq m)

Two 2 Bedroom Flats

1,607 sq ft (149.30 sq m)

Residential Development
Opportunity in 0.22 Acres



Location

The property is located in a predominantly residential area with local shops nearby. It adjoins a public house known as The Malthouse. Andover railway station is within ½ mile as is Andover Town Centre.

Description

The property is a mainly two storey building comprising on the ground floor of two retail premises with stores behind (floor area as described below) and two residential flats above. There is a yard and further store/garage to the rear. The extent of the property is shown on the Land Registry map.

Planning

The property is situated in Millway Road which is an established residential area. The site already comprises two residential flats with commercial below with yard and garage stores to the rear standing in 0.22 acres. It is considered it is suitable for residential development subject to appropriate planning consents being granted. 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

Ground Floor

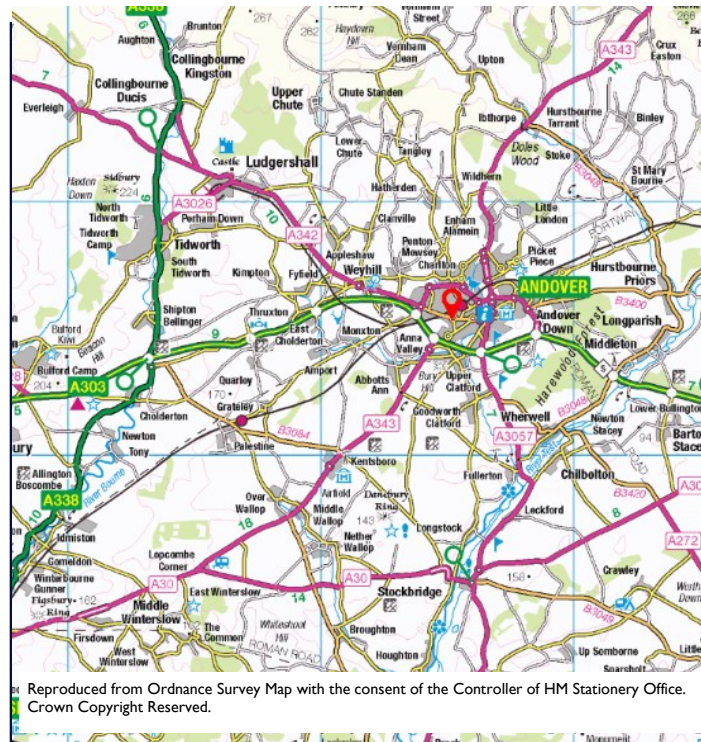
| | | |
|--------|------------|---------------|
| Unit 1 | 2877 sq ft | (267.30 sq m) |
| Unit 2 | 302 sq ft | (28.20 sq m) |

First Floor

| | | |
|--------|-----------|--------------|
| Flat 1 | 871 sq ft | (80.90 sq m) |
| Flat 2 | 736 sq ft | (68.40 sq m) |

Price

£525,000



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VAT

Price exclusive of VAT (if applied).

Business Rates

Rateable Value: £2850.*

Rates payable for year ending 31/03/26: £1,422.15**.

The flats are assessed as Council Tax B.

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

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

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.

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.

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 retail unit has an EPC rating of B45.

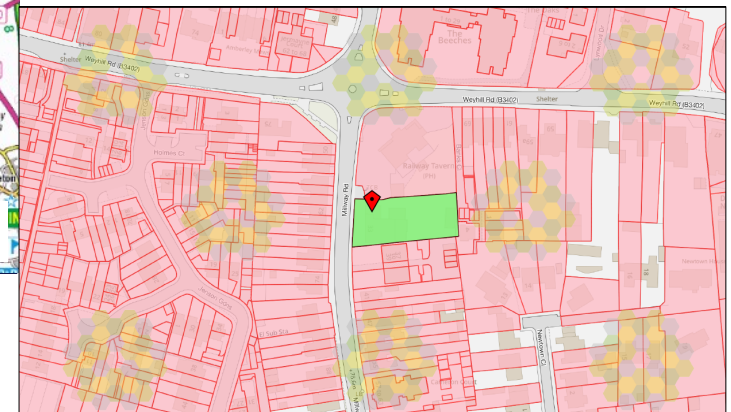
Flat 1 has an EPC of D68.

Flat 2 has an EPC of D63.

Viewing

Strictly by appointment only.

Ref: DGHS/LH/A1550



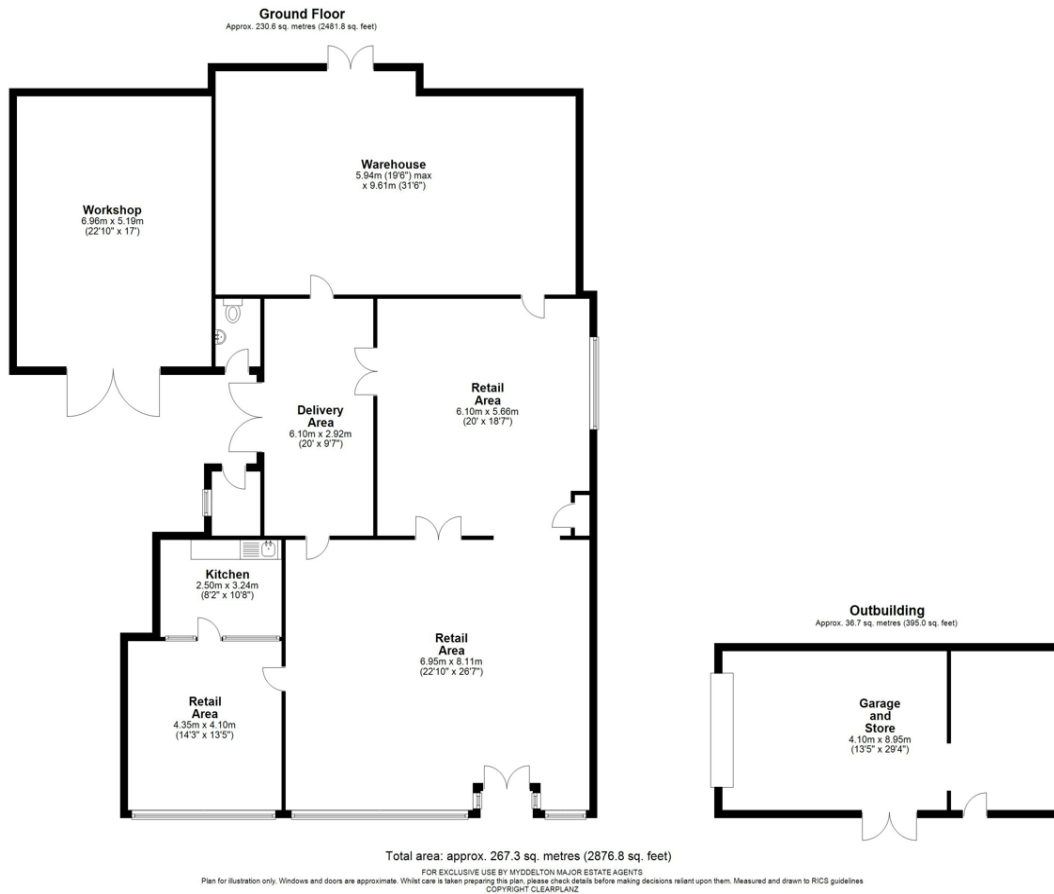
Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

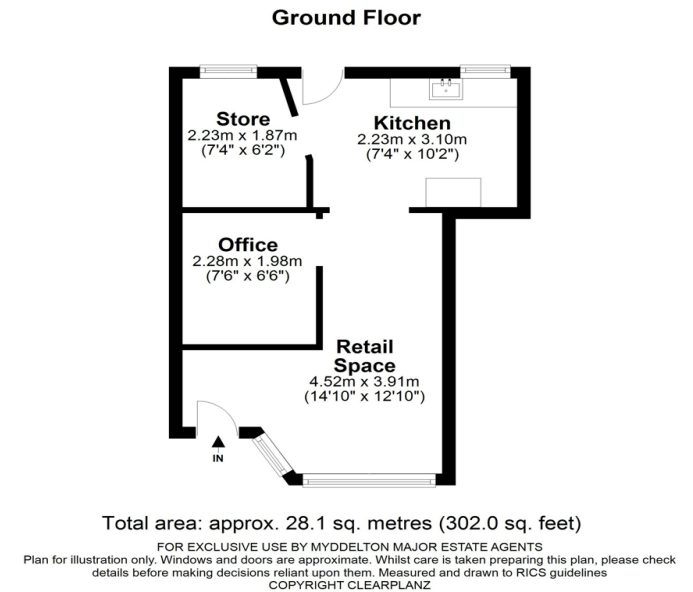
33 Millway Road - Retail Units Floorplans

Unit 1

Main Retail Unit with Warehouse & Storage

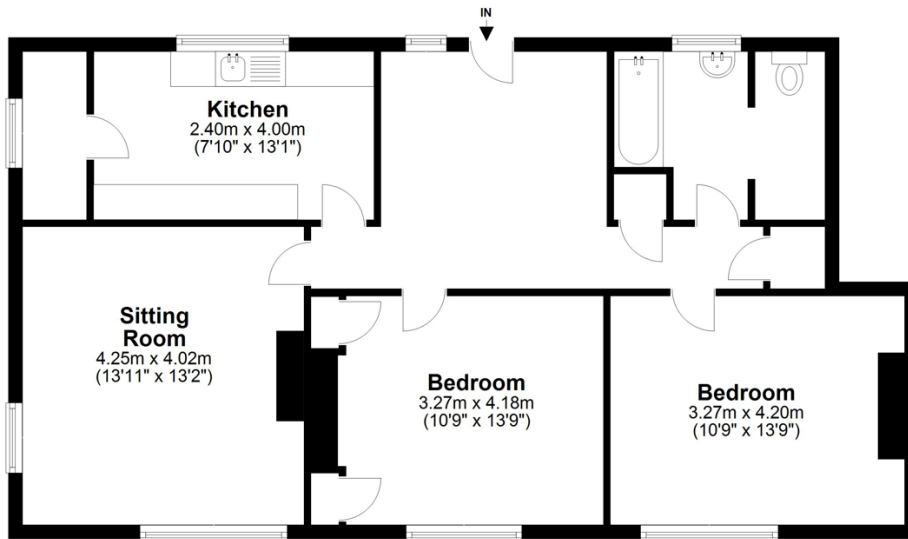


Unit 2



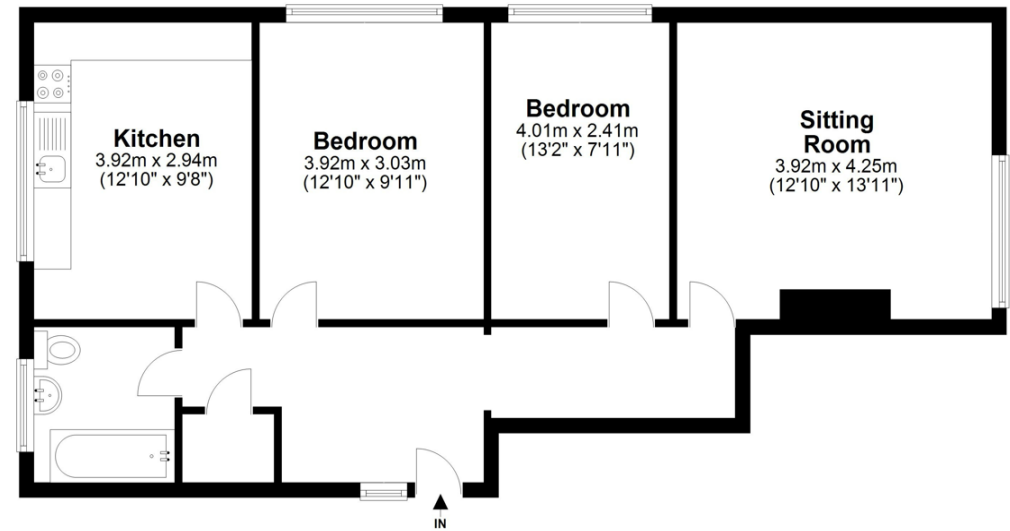
33 Millway Road - First Floor Flats Floorplans

First Floor Flat



Total area: approx. 80.9 sq. metres (870.6 sq. feet)

First Floor Flat



Total area: approx. 68.4 sq. metres (736.0 sq. feet)