

PARKER JAMES

ESTATES

Established since 1995



Bridge Street Andover SP10 1BH

- Available immediately
- Double-fronted
- 151 sqm
- Regular footfall
- Union Street and Town
- Ground floor
- Class E use
- Prominent position
- Bus service nearby
- Andover station fifteen minutes walk away

£2,000 Per Month

Bridge Street

Andover SP10 1BH



Available immediately to rent with Class E use is this double-fronted ground floor commercial unit on Bridge Street in Andover a street which runs between Western Avenue and Winchester Street in this market town. The 102 sqm Grade II listed property occupies a prominent position in an established parade of mixed use shops between the High Street and the River Anton, a stretch that enjoys good footfall.

Formerly a Funeral Directors the ground floor is currently arranged as eight separate rooms, a kitchenette and WC, please see the accompanying floor plan for the layout and exact dimensions of these rooms.

Bridge Street does not have its own dedicated bus service however several bus routes serve the general area with some stopping very near the premises specificall Stagecoach South route 7 which runs from Andover bus station to Newbury Wharf and Andover (South Western Railway) train station is within walking distance.

The A1 business use class was replaced by Class E in 2020 which was part of a wider update to the Business Use Classes Order in England and now incorporates a range of former use classes including A1 (shops) A2 (financial and professional services) A3 (restaurants and cafes) and B1 (business).

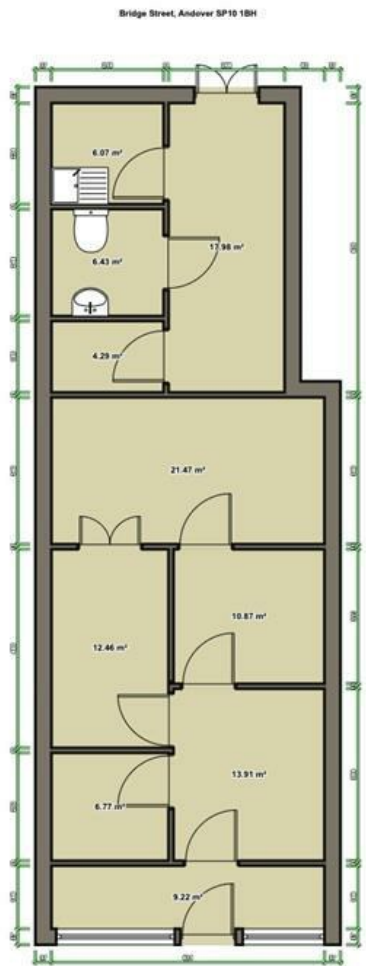


[Directions](#)





Floor Plan



This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and may vary. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective purchasers should verify all details independently.

Key:
Symbols and labels used in this floorplan are for reference only. Features, fittings, and finishes shown may not be included in the sale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



48 Warwick Street Soho, London, W1B 5NL
Tel: 020 7287 4244 Email: enquiries@parkerjamesestates.co.uk parkerjamesestates.co.uk

