

# ANDOVER - 58 HIGH STREET

## Assignment/Sublease Available

**M&S** **mre** **McMULLEN**  
**REAL ESTATE**  
EST. 1884

### LOCATION

The subject property occupies a prime trading position on the pedestrianised High Street between the two main entrances to the Chantry Shopping Centre.

Retailers in close proximity **Costa, H Samuel, Sports Direct, EE and Boots.**

### ACCOMMODATION

The property is arranged over ground, first and second floors providing the following approximate gross internal floor areas:

	Sq ft	Sq m
Ground Floor	15,375	1428.38
First Floor	5,552	515.80
Second Floor	1,887	175.31
<b>Total</b>	<b>22,814</b>	<b>2119.49</b>

### TENURE

The property is available by way of an assignment of the existing lease expiring 31st March 2027.

Offers on a sublease basis will be considered and are subject to Landlord approval.

Rent on Application.



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### RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £159,000  
UBR Rate (2021/22): 51.2p  
Rates Payable: £81,408

(Interested parties are advised to make enquiries with the Local Authority)

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

EPC Available upon request.

### VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

**Tim Saull**  
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020 3019 1940  
07762 319 364

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### Important Notice

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