

Lot 30, 89/91/93 High Street, Andover,

Hampshire SP10 1ND

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment

- Comprises a beauty salon, a beauty shop and a hairdressers
- Adjacent to main entrance of the Chantry Shopping Centre
- Approximately 386.14 sq m (4,154 sq ft)
- Medium term residential conversion potential of upper floors (subject to consents)
- Nearby occupiers include Waitrose, Waterstones, Sports Direct, Boots, Holland & Barrett and New Look

Lot

30

Auction

30th October 2025

Rent

£53,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

12 miles north west of Winchester, 20 miles north of Southampton, 27 miles south west of Reading,

Roads

A3057, A303, A34, M3

Rail

Andover Railway Station

Air

Southampton Airport

Situation

The property is prominently located in the heart of the town centre on the east side of the pedestrianised High Street, and situated immediately adjacent to the main entrance to the Chantry Shopping Centre, home to occupiers including Waitrose, Waterstones, Sports Direct, Boots, Holland & Barrett and New Look.

Tenure

Freehold.

EPC

89 High Street - Band C, 91 High Street - Band E, 93 High Street - Band D

Description

The property comprises an attractive retail parade, with two ground floor retail units and a hairdresser's salon on the upper floor. The upper floor may be suitable for residential conversion in the medium term (subject to consents).

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
89 High Street	Ground Basement	Retail Ancillary	135.36 46.57	(1,457) (501)	DIVINE GLORY BEAUTY AND SPA LIMITED (CRN 13645838) t/a Butters	10 years from 03/01/2025 (1)	£25,000	03/01/2030 (03/01/2030)
91 High Street	Ground	Retail	56.11	(603)	INDIVIDUAL	5 years from 15/07/2025 (2)	£13,000	15/07/2028 (14/07/2030)
93 High Street	Ground First	Entrance Office	19.50 128.60	(209) (1,384)	THOMAS ROSKILLY Ltd (CRN 02950490) t/a Thomas Roskilly	15 years from 24/08/2016 (3)	£15,000	24/08/2026 (23/08/2031)
Total Approximate Floor Area			386.14	(4,154)(4)			£53,000	

- (1) As to 89 Hig Street, the lease provides for a Tenant option to determine the lease on 03/01/2030 upon serving 6 months written notice.
(2) As to 91 High Street, the lease provides for a Tenant option to determine the lease on 15/07/2028 upon serving 6 months written notice.
(3) As to 93 High Street, the lease provides for a Tenant option to determine the lease 6 months after serving notice.
(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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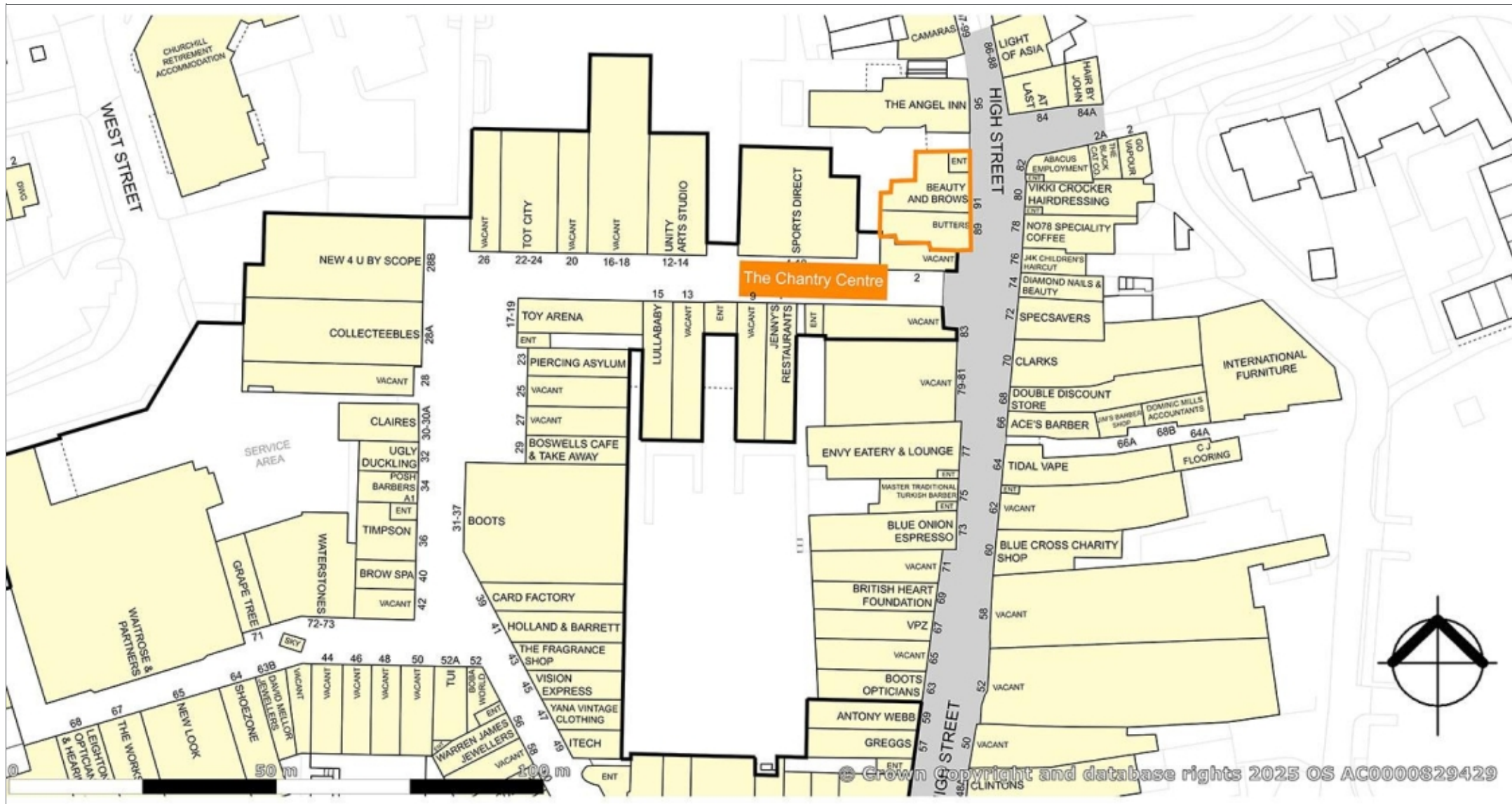


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2024