

## Aldwych House, 20 Winchester Street Andover, Hampshire SP10 2EA

lot 26

### Freehold Office Investment

- Tenants include Be Wiser Insurance Services Limited and Beck Randall & Carpenter Limited
- Established office area
- On site parking approximately 10 cars
- Prominent corner position on busy A3057

Rent  
**£63,500**  
per annum  
exclusive



### Location

Miles: 15 miles north of Winchester  
19 miles north-east of Salisbury  
67 miles south-west of Central London

Roads: A3057, A303

Rail: Andover Rail Station (67 minutes to London Waterloo)

Air: Southampton Airport

### Situation

The property is situated in a prominent corner location on the western side of Winchester Street, also fronting the busy A3057, a short walk from the town centre. The Lamb & Flag public house lies opposite the property with a number of other office occupiers in the immediate vicinity.

### Description

The property comprises a modern three storey building providing office accommodation over two wings, each benefiting from its own entrance. The property also benefits from on-site parking for approximately 10 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Wing	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
West	Ground	Office	171.68 sq m	(1,848 sq ft)	<b>BE WISER INSURANCE SERVICES LIMITED (1)</b>	15 years from 21/02/2014 until 20/02/2029 (2)	£44,000	21/02/2019 & five yearly
	First	Office	151.99 sq m	(1,636 sq ft)				
	Second	Office	151.99 sq m	(1,637 sq ft)				
East	Ground	Office	40.04 sq m	(431 sq ft)	<b>BECK RANDALL &amp; CARPENTER LIMITED (3)</b>	10 years from 13/06/2012 until 12/06/2022	£19,500	13/06/2017
	First	Office	61.50 sq m	(662 sq ft)				
	Second	Office	76.27 sq m	(821 sq ft)				
<b>Totals</b>			<b>653.47 sq m</b>	<b>(7,037 sq ft)</b>			<b>£63,500</b>	

- (1) For the year ending 31st May 2014, Be Wiser Insurance Services Limited reported a turnover of £25,870,707, pre-tax profits of £2,178,623 and a total net worth of £1,652,388. (Source: www.riskdisk.com 17/04/2015) Be Wiser have over 600 members of staff, based at Aldwych House and other offices in the nearby area in Andover (Source: http://www.bewiser.co.uk 17/04/2015)
- (2) The lease to Be Wiser Insurance Services Limited provides a tenant only option to determine on 20/02/2019 and 20/02/2024.
- (3) The lease to Beck Randall & Carpenter Limited provides a tenant only option to determine on 13/06/2017.
- (4) Originally established in 1969 as the Andover office of a regional firm, Beck Randall & Carpenter Limited became an independent firm of Chartered Accountants in 1996 offering a comprehensive range of accounts, tax and business advisory services to private individuals and companies in many sectors throughout Hampshire, Wiltshire and beyond. (Source: http://www.brcaccountants.co.uk 17/04/2015)

### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk

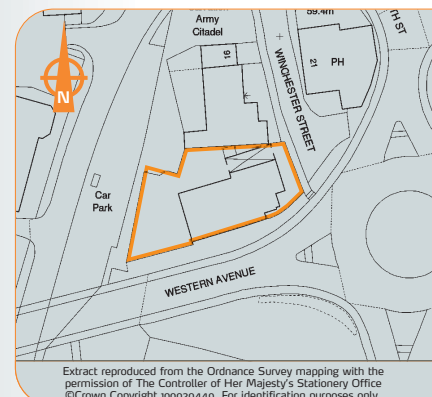
**Henry Wilkinson**  
Tel: +44 (0)20 7034 4861.  
Email: henry.wilkinson@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)20 7320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**DWF LLP**  
20 Fenchurch Street, London EC3M 3AG.  
Tel: +44 (0)20 7280 8888.  
Email: gregor.munro@dwf.co.uk  
Ref: Gregor Munro.



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