

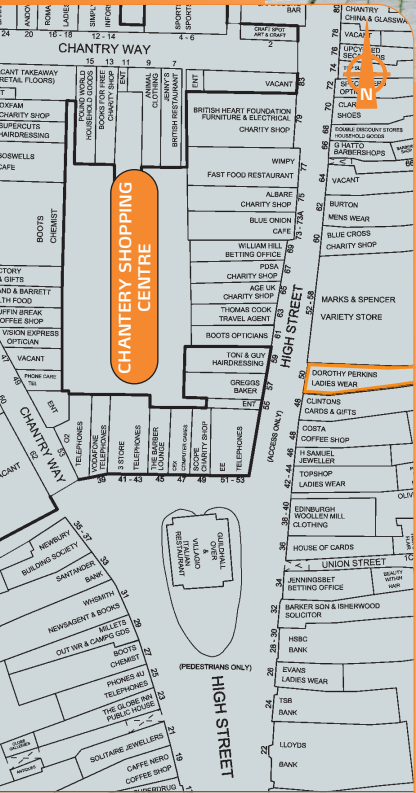
lot 49

# 50 High Street Andover, Hampshire SP10 1NF

Rent  
**£55,000**  
per annum  
exclusive

Freehold Retail Investment

- Let to Burton/Dorothy Perkins Properties Limited t/a Dorothy Perkins guaranteed by Arcadia Group Limited
- Tenant in occupation since at least 1984
- Prominent position on pedestrianised High Street
- Adjacent to Marks and Spencer and opposite the Chantry Shopping Centre whose occupiers include Waitrose, Waterstones and Boots the Chemist



### Location

Miles: 14 miles north-west of Winchester  
29 miles north of Southampton  
36 miles south-west of Reading  
Roads: A34, A303, A3057, M4  
Rail: Andover Railway Station  
Air: Southampton Airport

### Situation

Andover is an attractive market town close to the junction of the A34 and A303. The property is situated in a prominent position on the east side of pedestrianised High Street in the town centre directly adjacent to Mark & Spencer and opposite the Chantry Shopping Centre whose occupiers include Waitrose, Waterstones, Boots the Chemist and the Body Shop.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors. The property benefits from access to the rear from Black Swan Yard.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Reversion
Ground	Retail	202.00 sq m (2,174 sq ft)	<b>BURTON/DOROTHY PERKINS PROPERTIES LIMITED (t/a Dorothy Perkins) with guarantee from Arcadia Group Limited (1)</b>	15 years from 25/03/2005 on a full repairing and insuring lease	£55,000 24/03/2020
First	Ancillary	171.40 sq m (1,845 sq ft)			
Second	Ancillary	32.00 sq m (343 sq ft)			
<b>Totals</b>		<b>405.40 sq m (4,364 sq ft)</b>			<b>£55,000</b>

(1) Dorothy Perkins are one of the biggest UK fashion retailers with around 600 UK stores and 124 international outlets ([www.dorothyperkins.com](http://www.dorothyperkins.com)). Arcadia Group owns brands including Topshop, Miss Selfridge and Wallis ([www.arcadiagroup.co.uk](http://www.arcadiagroup.co.uk)).

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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Email: [greg.rigby@dentons.com](mailto:greg.rigby@dentons.com)  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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