

# 50 High Street Andover, Hampshire SP10 1NF

lot 21

## 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

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



### 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). Arcadia Group owns brands including Topshop, Miss Selfridge and Wallis (www.arcadiagroup.co.uk).

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