

**Former Church Hall, Ibthorpe Road,
Hurstbourne Tarrant, SP11 0BD**

Community Building

With Planning Potential for Alternative
Uses Including Tourism

1724 sq ft (160.02 sq m)

To Let



LOCATION

Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road. The A303 links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 and interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approximately 70 minutes).

SITUATION

The property is situated in Ibthorpe Road within Hurstbourne Tarrant. The village has a range of amenities including a shop/post office, petrol garage and stores. More comprehensive facilities are available in Newbury about 10 miles to the North and Andover about 5 miles to the south.

DESCRIPTION

The property comprises a detached hall built with solid brick walls under a pitched roof covered with slates. It has been enlarged by various single storey extensions. The premises could be utilised for alternative uses, including tourism, subject to the relevant planning permissions.

ACCOMMODATION

Ground Floor 1724 sq ft (160.20 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. Each party to pay their own legal costs in connection with the transaction.

RENT

£15,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

To be assessed.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Rd, Andover, SP10 3AJ. Tel: 01264 368000.

VIEWING

Strictly by appointment only.

David Smith MRICS

Tel: 01264 342300

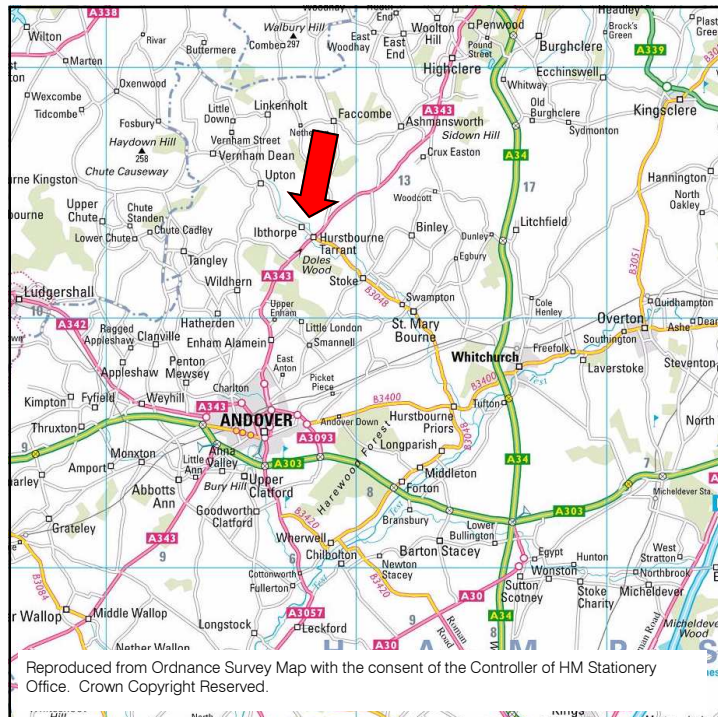
Email: davidsmith@myddeltonmajor.co.uk

Keith Enters

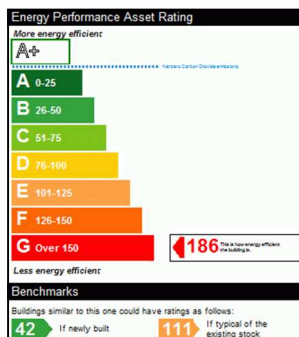
Tel: 01264 342300

Email: keithenters@myddeltonmajor.co.uk

Ref: DGHS/KE/JW/A1029



ENERGY PERFORMANCE



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.