

**SHERIDAN HOUSE
23-5 LONDON STREET
ANDOVER
HAMPSHIRE SP10 2NU**

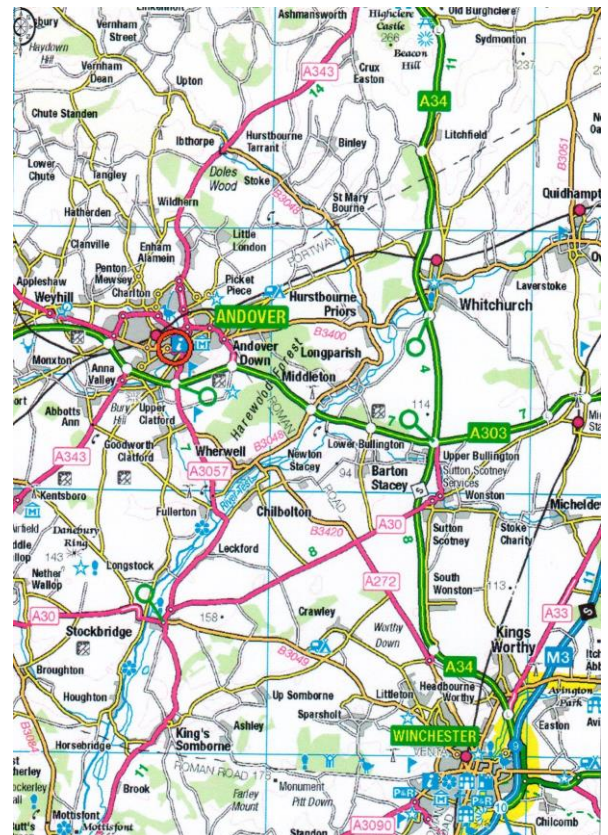
**FREEHOLD OFFICE INVESTMENT
FOR SALE
WITH POTENTIAL TO CONVERT UPPER
FLOORS TO RESIDENTIAL**



Guide Price: £550,000 STC



01962 855885
pearsons.com/commercial



- GF let to Your Move
- 1st and 2nd Floors vacant
- Substantially reconstructed in the early 1990s
- 3 parking spaces to the rear
- Town centre location

LOCATION: The property is located in an established office area close to the High Street and next to one of the town centre's main car parks.

Andover has a population of 52,000 and is accessed via the A303 approximately 21 miles west of Basingstoke, 16 miles north west of Winchester and 18 miles north east of Salisbury.

DESCRIPTION: The property comprises a 3 storey building which was substantially reconstructed in the early 1990s. It is constructed of part-brick and part-rendered elevations beneath a pitched roof with a covering of slate.

SCHEDULE OF AREAS: The property has been measured in accordance with International Property Measurement Standard 3 for Offices and provides the following:

	Ft²	M²
Ground Floor	1,043	96.9
First Floor	1,221	113.44
Second Floor	965	89.65
TOTAL	3,229	299.99

Male and female cloakrooms are situated on the first and second floor landings respectively.

TENANCY: The Ground Floor was originally let to Woolwich Property Services Limited on a 25 year, FRI lease, from 3/9/1990 and subject to 5 yearly reviews at a current rent of £25,000 per annum plus VAT. The lease was assigned to Your-Move.Co.UK Limited in June 2010, who are currently holding over.

The First and Second Floors were formerly used as offices and are currently vacant.

RATING ASSESSMENTS AND ENERGY PERFORMANCE CERTIFICATES

	£ per annum	EPC RATING
Ground Floor	19,000	E (106)
First Floor	13,750	D (94)
Second Floor	7,900	D (96)

PROPOSAL: Offers are invited for the freehold interest.

Guide Price: £550,000 plus VAT

LEGAL COSTS: Each party to bear their own legal costs.

VAT: We understand the property is elected for VAT.

ALL INSPECTIONS MUST BE ARRANGED THROUGH THE SOLE AGENTS

PEARSONS COMMERCIAL

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