



BRIDGE STREET
ANDOVER, SP10 1BG

TOWN CENTRE
REDEVELOPMENT OPPORTUNITY



HIGHLIGHTS

- Substantial town centre retail premises
- Hampshire Market Town
- Prominent location adjacent to public car parking
- Located within primary shopping area
- Potential for residential led mixed use redevelopment

PROPOSAL

For Sale with vacant possession on an unconditional basis.

Guide Price £1,000,000



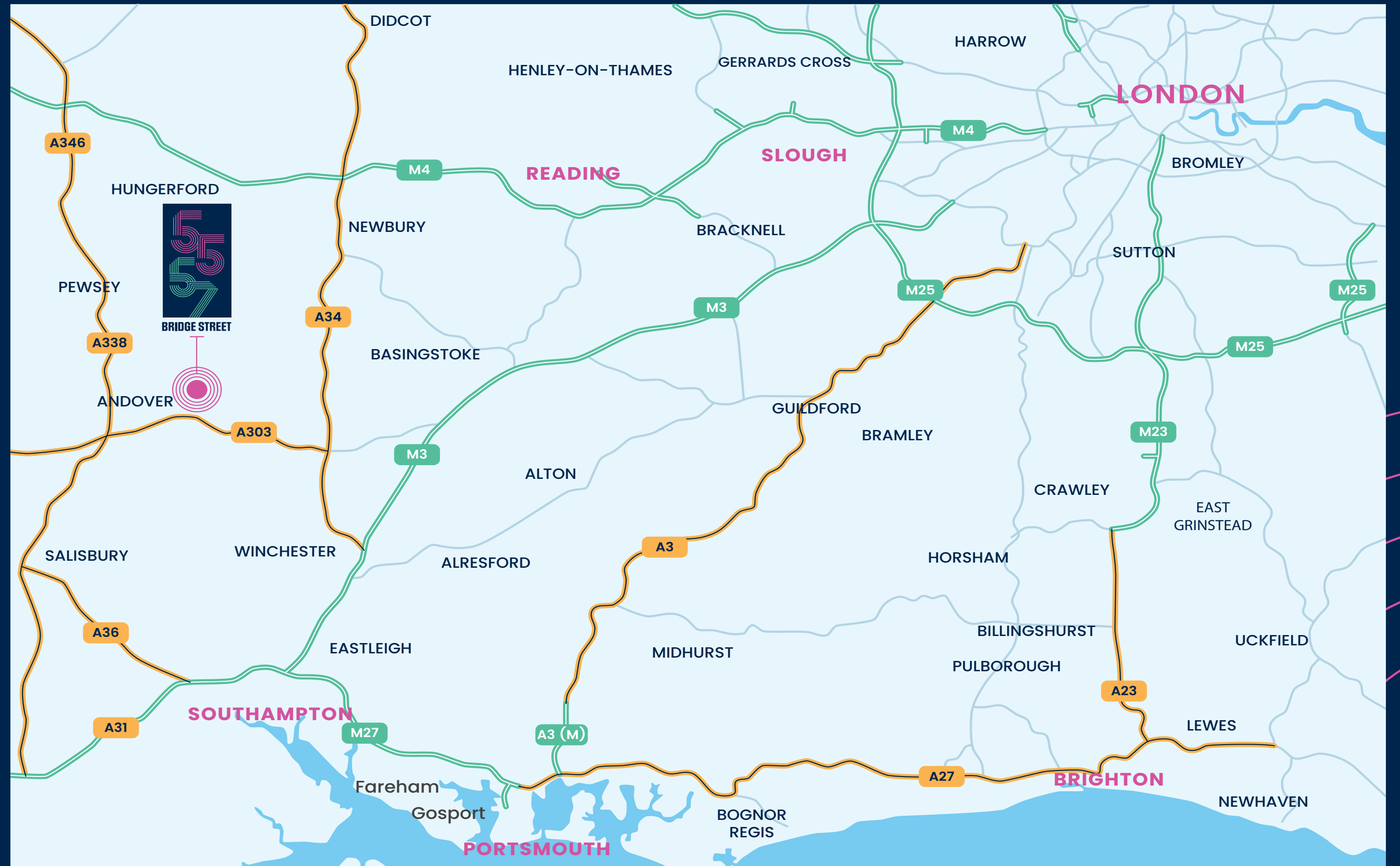
LOCATION

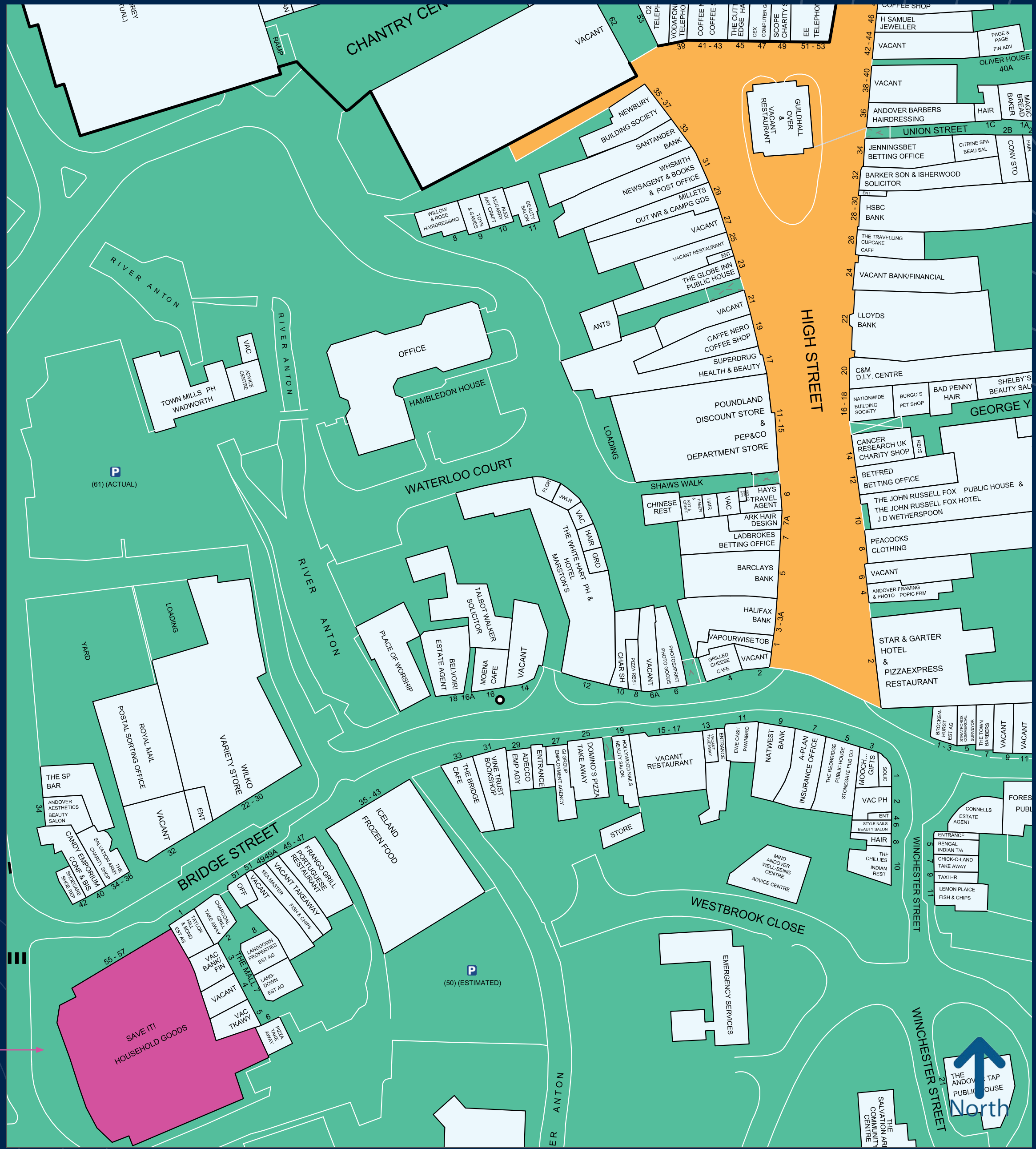
ANDOVER IS A HISTORIC MARKET TOWN IN NORTH HAMPSHIRE AND FORMS PART OF THE ATTRACTIVE TEST VALLEY BOROUGH.

The town expanded rapidly post-war as a result of planned London overspill development and its current population is just under 51,000 (2021 census) Its growth has continued in recent years with large scale housing developments at Picket Twenty/East Anton and industrial/logistic hubs at West Portway Walworth Industrial Estate and the Andover Business Park. Major employers/businesses in the area include the Ministry of Defence/RAF, Simply Health, Be Wiser Insurance, Ocado, Twinings and Stannah.

55-57 Bridge Street fronts onto Andover's inner ring road (A3057) and is located within the primary shopping district between the High Street and the Asda/Odeon Cinema complex off Anton Mill Road. It is immediately adjacent to public car parks at Borden Gates and Anton Road (564 spaces total).

Town centre retailing within Andover is concentrated around the pedestrianised High Street and the adjoining covered Chantry Shopping Centre, national occupiers of note including Boots, Sports Direct and Waterstones. The town centre is also home to a Waitrose supermarket located adjacent to Andover Bus Station, both around 300m from the property.





BRIDGE STREET

CONNECTIVITY



ROAD

Andover lies immediately to the north of the A303, which can be accessed from the town centre via the A3057 and A343.

Approximately 8 miles east of Andover, the A303 joins the A34, which in turn serves north Hampshire, Berkshire, and Oxfordshire, including the major towns and cities of Newbury and Oxford, and Winchester to the south. In addition, the eastbound A303 serves Junction 8 of the M3, which lies approximately 15 miles east at Basingstoke.



RAIL

Situated less than 0.5 miles west of Andover town centre, Andover Railway Station offers a direct service to London Waterloo in an approximate journey time of 1 hour 10 minutes, including calling points at Basingstoke and Woking. Additional local rail services are available, including a southbound service to Salisbury, where connections are available to Bristol Temple Meads.



DESCRIPTION

The property is a purpose-built former Sainsburys supermarket extending to approx. 28,040 ft² (2,605 m²) gross internal area on a site of approx. 0.48 acres (0.19 ha). The property has a dedicated service yard accessed off Borden Gates. The property occupies a prominent position with frontages to the A3057, Bridge Street and Borden Gates.

TOTAL FLOOR AREA

FLOOR	SQ FT	SQM
GROUND	18,094	1,681
FIRST	9,946	924
TOTAL	28,040	2,605



THE OPPORTUNITY

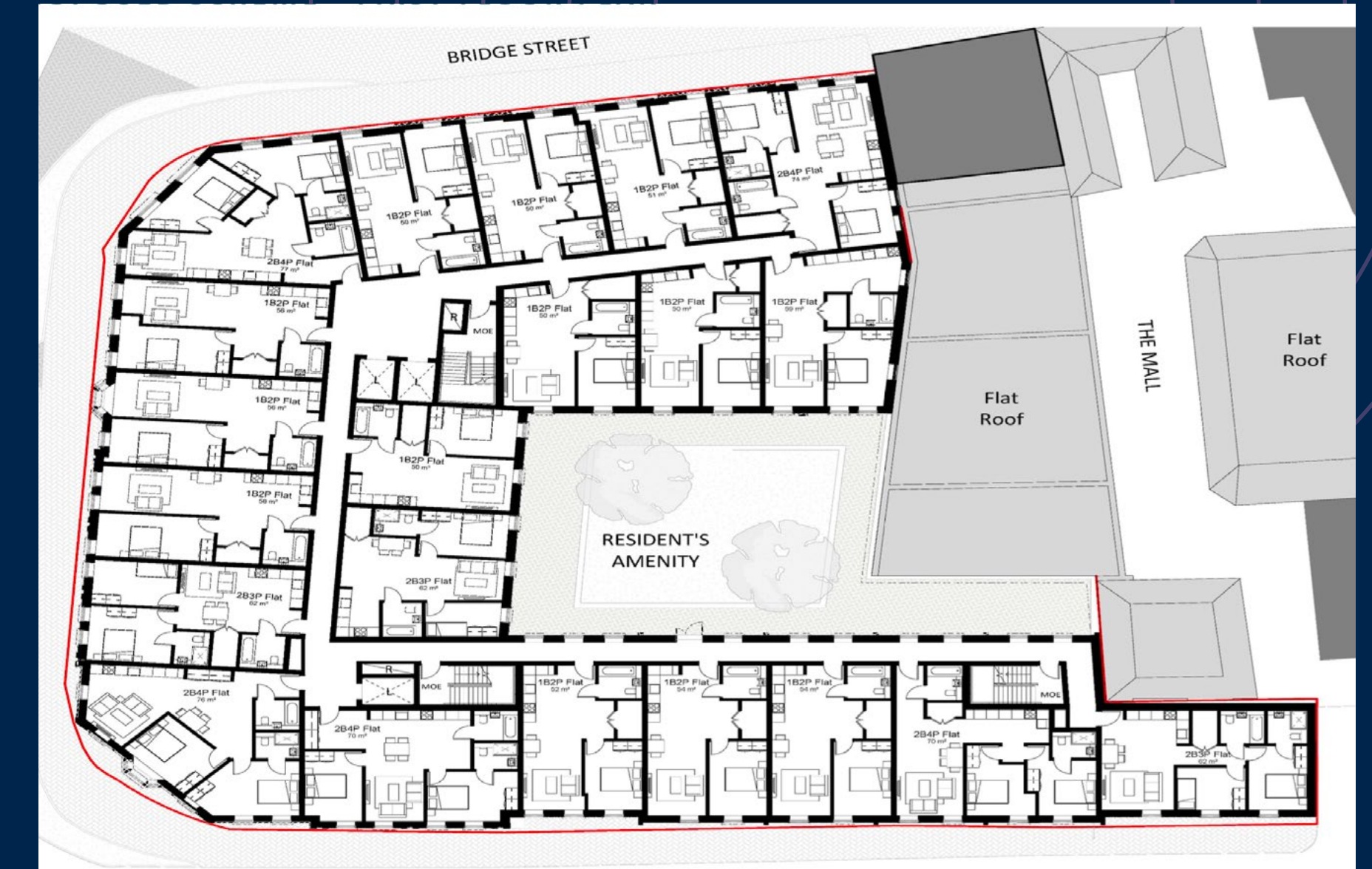
The property offers the potential for a comprehensive redevelopment to provide a residential led mix-used scheme with active commercial uses at ground floor and residential accommodation above.

The principle of redevelopment was tested with Test Valley Borough Council in mid-2023 by way of a high-level concept design and planning pre-application process. The concept design included 63 one and two bedroomed apartments, all designed to UK national space standards, over ground and 3 upper floors (below 18m), plus two ground floor retail units (306m²), 22 parking spaces and ancillary areas including rooftop amenity.

Floor	1-Bedroom Flats	2-Bedroom Flats
Ground	2	2
First	13	8
Second	13	8
Third	9	8
TOTAL	37	26



The prominence of the site is such that a higher density development could be appropriate. For further information on the planning position and local planning policy, please contact David Ramsay, who is Head of Planning at Vail Williams and led the pre-application process with Test Valley Borough Council, on 07741 328997.



Indicative upper floor

The Draft Test Valley Local Plan 2040 identifies the property as being located within the primary shopping area and lists a number of ground floor uses that would be considered appropriate including Retail, Financial and professional services, Café/restaurant, Pub, Takeaway, Hotels, boarding and guest houses, Clinics, health centres, crèches, day nurseries, non-residential education and training centres, Gymnasiums, indoor recreation, Community Hall or meeting places. The existing floor plate could be sub-divided to provide smaller units.

Test Valley Borough Council have secured Levelling Up funding to support the regeneration of Andover Town Centre including delivery of a new theatre at the nearby Chantry Shopping Centre and a Town Centre Masterplan (published Sept 20) by Hemmingway Design also sets out a bold vision focused around improved connectivity, high quality public realm, new riverfront access and activated public spaces.

CONTACT

RATING

Based on the information obtained from the Valuation Office we understand that the property has a Rateable Value of £307,500 (effective April 2023) Interested parties should make their own enquires to confirm the Rateable Value and any associated Rating issues.

EPC

The property is understood to have an EPC rating of D.

VAT

All rents, prices and premiums, etc., are quoted exclusive of VAT at the prevailing rate.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

PROPOSAL

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Guide Price **£1,000,000**



CONTACT DETAILS

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