

## 46 High Street Andover, Hampshire SP10 1NF

lot 29

### Prime Freehold Retail Investment

- Entirely let to Signet Group Ltd (t/a H Samuel)
- Prominent position on pedestrianised High Street
- Nearby occupiers include Costa Coffee, Topshop, Marks & Spencer and Orange
- Opposite Chantry Shopping Centre
- Six Week Completion Period Available

Rent  
**£25,000**  
per annum  
exclusive



### On behalf of Trustees

#### Location

Miles: 15 miles north of Winchester  
19 miles north-east of Salisbury  
67 miles south-west of Central London

Roads: A3057, A303

Rail: Andover Rail Station (67 minutes to London Waterloo)

Air: Southampton Airport

#### Situation

The property is situated in a prime location on the eastern side of the pedestrianised High Street, within Andover town centre. Chantry Shopping Centre is located directly opposite and houses retailers such as McDonalds, Boots, Tesco and NatWest. Other nearby occupiers include Costa Coffee, Topshop and Marks and Spencer.

#### Description

The property comprises a ground floor retail unit with first floor ancillary and a second floor manager's flat. The property benefits from rear access and up to six car parking spaces.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Sales	79.71 sq m (858 sq ft)	<b>SIGNET GROUP LTD (1)</b>	25 years from 25/12/1988 on a full repairing and insuring lease	£25,000	24/12/2013
Ground	Ancillary	13.38 sq m (144 sq ft)				
Basement	Unused	12.36 sq m (133 sq ft)				
First	Ancillary	42.92 sq m (462 sq ft)				
Second	Residential – 2 Bedroom Flat	Not Measured				
<b>Totals</b>		<b>148.37 sq m (1,597 sq ft)</b>			<b>£25,000</b>	

(1) For the year ending 28th January 2012, Signet Group Limited reported pre-tax profits of £298,631,000 and a total net worth of £1,498,898,000 (Source: www.riskdisk.com 08/01/2013). Signet is the largest specialty retail jeweller by sales in the US and UK. Signet's US division operates 1,318 stores in all 50 states and the UK division operates 535 stores (as at 28/01/2012). Based on publicly filed accounts, Signet's UK division was the largest specialty retailer of fine jewellery in the UK with sales in calendar 2010 almost twice those of the next biggest such retailer (Source: www.signetjewellers.com 08/01/2013).

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