



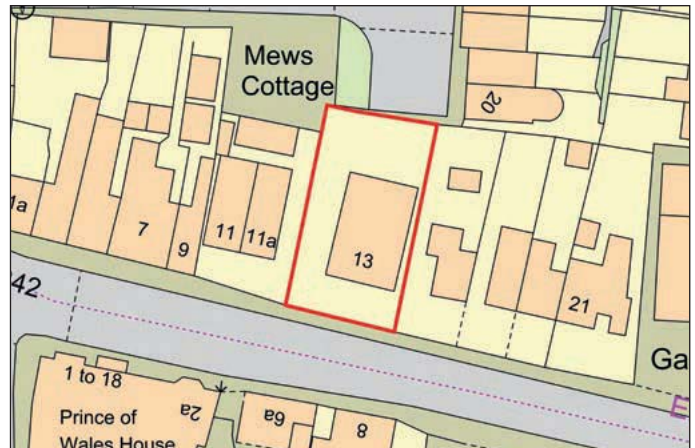
All enquiries Ref: James Paterson



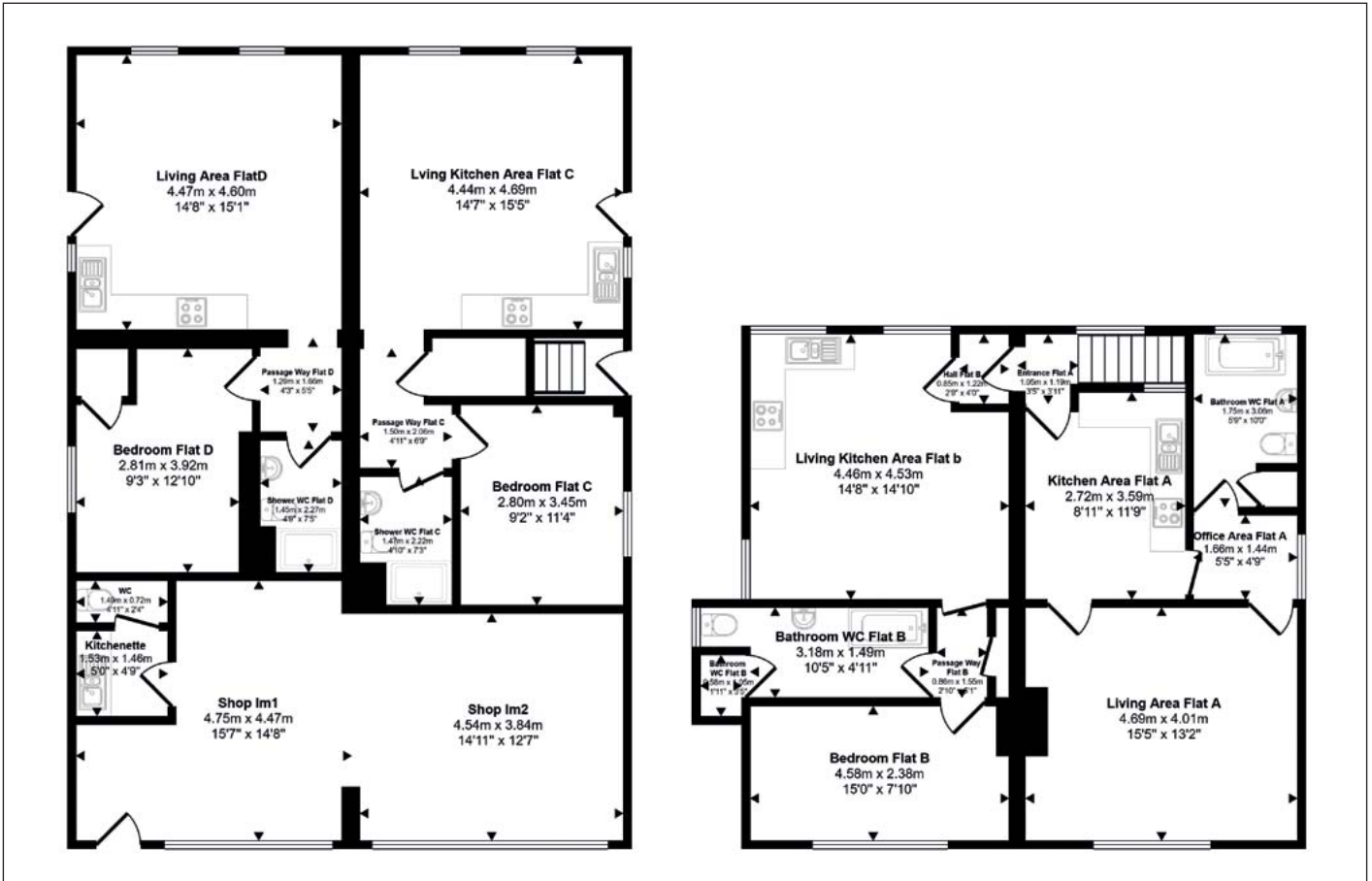
- Freehold building arranged as ground floor commercial unit with four self-contained flats
- Commercial unit - full vacant possession
- Four flats – let on AST’s
- Rent reserved: £35,400 per annum - together with vacant possession of the commercial unit

**Location:**

The property is situated on Andover Road between its junctions with High Street and Central Street. Public transport links include Andover mainline rail station together with a network of local bus services serving Ludgershall, Tidworth and the surrounding villages. Road links include the A342 and A303. Shopping amenities can be found locally within Ludgershall, with an extensive range of shops, bars and restaurants being found in Andover town centre. Recreational pursuits can be found locally at the open spaces of Ludgershall Castle, its surrounding grounds and nearby Salisbury Plain.



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**Description:**

A freehold detached building comprising a ground floor commercial unit offered with full vacant possession, together with four self-contained residential flats, all of which are let on Assured Shorthold Tenancies (ASTs).

**Accommodation:**

Floor	Floor	Accommodation;	Tenancy	Rent	EPC rating:
Commercial Unit	Ground	Open plan room, kitchen. WC	Vacant	Vacant	TBC
13A	First	Open plan bedroom/reception room, separate kitchen, bathroom/WC, hall	Let on an AST for a term of 6 months from 1st December 2025	£700 pcm	E 38 square metres
13B	First	One bedroom, reception room/ kitchen, bathroom/WC,	Let on an AST for a term of 6 months from 11th December 2025	£750 pcm	E 41 square metres
13C	Ground	One bedroom, reception room/ kitchen, shower room/WC, hall	Let on an AST for a term of 12 months from 1st December 2023	£750 pcm	C 39 square metres
13D	Ground	One bedroom, reception room/ kitchen, shower room/WC, hall	Let on an AST for a term of 12 months from 1st December 2023	£750 pcm	E 39 square metres

Outside: Off street parking to the front, side and rear

**Gross Internal Area GIA:**

Approximately 211sq m (2,266 sq ft)

**Council Tax:**

All flats: A

**Rent reserved:**

**£35,400** pa together with vacant possession of the commercial unit

**Potential:**

The commercial premises may be suitable for conversion into residential flat/s subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

