

# Keeping your experience fresh

- > Recent letting to Poundworld now exchanged. Opening in Autumn 2014.
- > Hamlins Toys upsizing within the Centre.



## The Chantry Centre Andover

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# At the heart of shopping in Andover



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# Andover

- **Picturesque market town** located in the affluent Test Valley area of Hampshire
- **£2.9m is being invested** to extend and refurbish the existing bus station. Works are well underway and are to be **completed by mid 2014**
- Further improvements underway to the town and community as part of the Andover Vision 20 year plan
- **Strategic location adjacent to A303** and within easy reach of the M3 and M4

“ We relocated from the High Street into a larger store in the shopping centre and since opening in July 2012 it has been a phenomenal success. Andover has a very loyal customer base with the new store exceeding all expectations. ”

Sports Direct

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- The Chantry Centre is **Andover's only covered Shopping Centre**
- Offering **over 225,000 sq ft** of retail floor space
- Includes the town's principal multi-storey car park (650 spaces)
- Strong anchors include **Waitrose, Boots the Chemist** and **Tesco Metro**
- Other multiple tenants include **New Look, Argos, Sports Direct, Muffin Break, Vodafone, Waterstone's, Game, Holland & Barrett, Ernest Jones, Animal** and **Card Factory**
- Recent letting to **Poundworld** which is now exchanged and is due to open pre-Christmas, following completion of the landlord's works
- Interesting tenant mix including well established independent retailers such as **Old Traditions, Boswells, Jenny's** and **Hamblins Toys** who are shortly to upsize within the centre
- Advertising awards have been won by centre management
- Strong annual **footfall of circa 7 million**

## The Chantry Centre is at the heart of shopping in Andover

Leading retailers include:

Waitrose

**SPORTS  
DIRECT.COM**

**TESCO**

**new  
look**

**Boots**

**Argos**

**E  
E**

Ongoing landlord investment in the centre including a proposed refurbishment with the creation of a flagship store, new lighting and improved entrances / signage.

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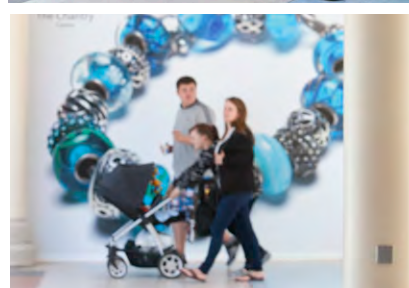
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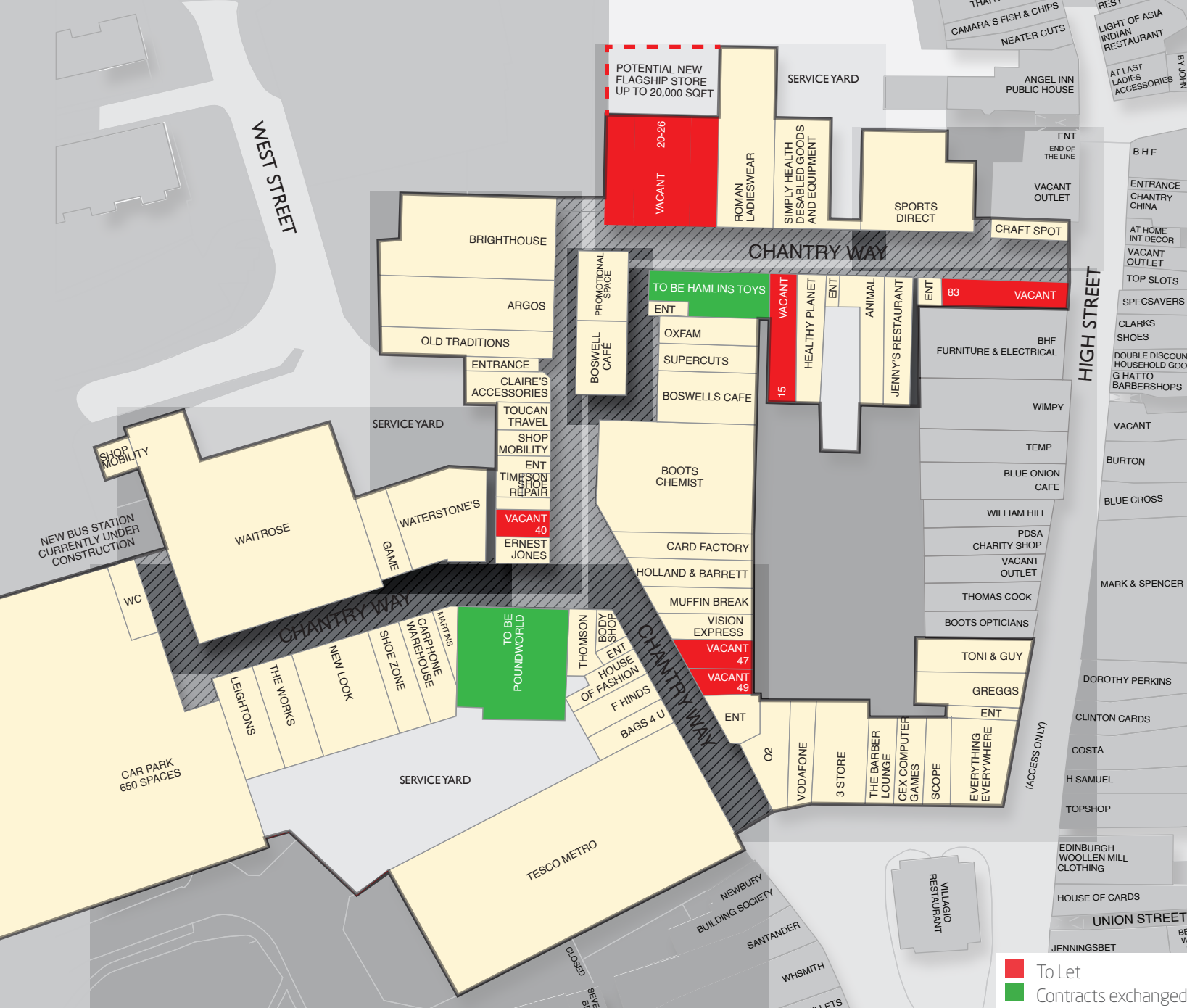
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- Catchment – there is an affluent shopper catchment of approximately 150,000 people drawing from the surrounding wealthy villages including Stockbridge and The Wallops.
- Growing Population – there is substantial housing expansion forecasted with an additional 8,250 dwellings to be built by 2029 with 6,516 of those dwellings earmarked for Andover. There are recent completions and existing commitments at Picket Twenty and Augusta Park.
- Low Unemployment – the town benefits from very low unemployment compared to the national average.
- Loyal Customers – people living in the core catchment area visit the centre more than 70 times a year (RCT, 2010)


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# Availability

Available Units	Dimensions & Areas						Quoting rent (pax)
	Internal Width (ft)	Shop Depth (ft)	Ground Floor Sales (NIA) (sq ft)	Ground Floor Ancillary (NIA) (sq ft)	First Floor Sales (NIA) (sq ft)	First Floor Ancillary (NIA) (sq ft)	
15 Chantry Way*	18' 00"	50' 10"	1,095	163			£22,500
40 Chantry Way	16' 09"	35' 06"	620				£29,500
47 Chantry Way	17' 02"	48' 11"	618	57		663	£32,500
49 Chantry Way	19' 03"	28' 11"	472	37		513	£27,500
83 High Street	18' 03"	80' 02"	1,369		707	706	Upon application

\* The potential exists to amalgamate unit 15 with unit 13 to provide circa 2,400 sq ft of ground floor sales. Other opportunities within the scheme exist to satisfy occupiers space requirements.

## Potential Flagship Opportunity

The potential exists to amalgamate and extend units 20-26 to create a large flagship unit offering up to 20,000 sq ft of sales.

## Temporary/short term pop up opportunities

The above retail units are also available for short term / pop up occupation at an 'all inclusive' rental – further information available upon request.



Energy Performance Certificates are available upon request.

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# The Chantry Centre

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All enquiries:

**smith price**  
**020 7409 2100**  
[www.smithprice.co.uk](http://www.smithprice.co.uk)

On behalf of:

**AXA Real Estate**  
An AXA Investment Managers Company

**Jim Moloney**  
020 7409 2100  
[jimmoloney@smithprice.co.uk](mailto:jimmoloney@smithprice.co.uk)

**Michael Sofaer**  
020 7409 2100  
[michaelsafer@smithprice.co.uk](mailto:michaelsafer@smithprice.co.uk)

**John Mortimer**  
020 7409 2100  
[johnmortimer@smithprice.co.uk](mailto:johnmortimer@smithprice.co.uk)

[www.thechantrycentre.com](http://www.thechantrycentre.com)

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