



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

STORAGE UNIT - TO LET



- Situated just off Lymington Road
- Total floor area: 1,200 sq.ft. (111.5 sq.m.)
- New lease

Rental
£800.00 pcm plus
VAT

Rear Of 99 High Street, Lymington, Hampshire, SO41 9AP

SITUATION AND DESCRIPTION

The property comprises a detached single storey storage building situated just off Lymington High Street

PLANNING

Long established Storage Use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

TENURE

Available on a new lease with terms to be negotiated at a rental of £800 per calendar month plus VAT.

The tenancy will be contracted outside the Landlord and Tenant Act 1954

COSTS

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550 plus VAT.

A deposit of 3 months rent will be required.

BUSINESS RATES

To be assessed

ACCOMMODATION

Store - divided into three main areas, accessed by a pair of doors at one end of the building (not suitable for vehicles).

Total floor area:

1200 sq. ft. (111.5 sq.m.) approximately

LEGAL FEES

Each party will be responsible for their own legal fees.

EPC

To be assessed

VIEWINGS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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