



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**4a QUEEN STREET  
LYMINGTON HAMPSHIRE SO41 9NH**



**Lock Up Shop unit  
TO LET**

- Ideally suited to a new business venture or office occupier but all uses will be considered.
- Sales area: 335 sq.ft. (31 sq.m.) Approx

**Available on a new  
lease at  
£8,400 p.a.**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The affluent market town of Lymington is situated on the southern edge of the New Forest National Park midway between Bournemouth and Southampton.

The prime retail shopping area is located within the High street where there is a broad mix of both local and national retailers that caters for both the local residents and the large influx of tourists to the town. If you continue along the High Street this becomes St Thomas Street. The A337 Queen Street is an established secondary trading position in the town which is located at the top of St Thomas Street and within easy walking distance to the Waitrose Supermarket.

The subject premises comprises a single front lock up shop comprising an open plan sales area with cloakroom/ kitchenette to the rear. Previously used as a barber shop

The landlords are looking to undertake works to decorate the shop.

## ACCOMMODATION

Width 14'00" (4.3m) max  
Depth 35'06" (10.8m)  
Sales Area 335 sq.ft. (31.1 sq.m.) Approx  
Kitchenette  
Cloakroom

## EPC RATING

Rating D

## PLANNING

The premises were previously used as a barbers/ hair salon.

The property would be ideally suited for any other use within Use Class E including retail, office or medical.

**RATEABLE VALUE** - £6,400 (previously £5,500)

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## TENURE

Available on a new lease with terms to be negotiated at a rental of £8,400 per annum.

The incoming tenant would be expected to pay a 3 month rent deposit.

Ellis and Partners can prepare, in house, a new tenancy agreement for a term of up to six years at a cost of £550 plus VAT to the incoming tenant.

## VIEWING AND FURTHER DETAILS

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

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



### 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.