



**Unit 2, 370 Lymington Road, Highcliffe, Dorset. BH23 5EZ**

**£11,000 Plus VAT Per Annum**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777

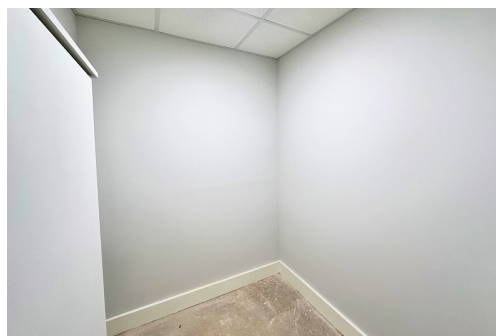
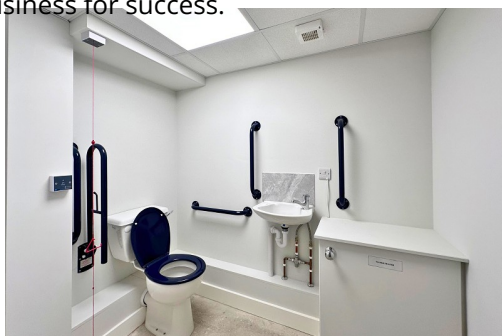




## **Unit 2 370 Lymington Road, Highcliffe, Dorset. BH23 5EZ**

### **£11,000 Plus VAT Per Annum**

Seeking an exceptional retail opportunity in a vibrant coastal town? Look no further! We're presenting a new build commercial unit, boasting approximately 750 sq ft of space. This is a prime spot for any existing retailer aiming to broaden their market reach or an ambitious start-up owner ready to make a splash in a bustling retail scene. Located at the core of the town centre, you'll be nestled amongst a hive of activity and will benefit from the high foot traffic drawn by a multitude of existing retailers in this high-quality coastal setting. Immediate availability means you can kick-start or expand your business without delay with the added convenience of one allocated parking space, this unit ticks all the boxes for entrepreneurs and retailers seeking to capitalise on a lively, thriving shopping environment. Embrace this rare opportunity to position your business for success.



## **MAIN SHOP AREA (20' 9" X 26' 1") OR (6.33M X 7.95M)**

Two entrance doors, large window displays, grid lighting and air conditioning unit. Measurements do not include the space at the rear that measures 2.42m x 1.21m. Door in the centre leads through to an:

## **INNER HALLWAY**

Access to all further rooms.

## **STORE ROOM**

Cupboard housing the electric consumer unit and meter. Ceiling light point.

## **KITCHEN (8' 5" X 9' 2") OR (2.56M X 2.80M)**

Inset stainless steel sink unit with drainer adjacent and mixer tap over. Cupboards below and space for under counter fridge. Ceiling light point, power points.

## **CLOAKROOM (7' 3" X 5' 0") OR (2.20M X 1.52M)**

Disabled friendly with a low level flush WC with handrail adjacent and pull card helpline system, wall hung sink unit with mixer tap over and tiled splash back, low level Water heater, ceiling light point.

## **ALLOCATED PARKING SPACE**

There is an allocated parking space to the rear of the development clearly marked Commercial Unit 2

## **DEPOSIT INFORMATION**

A deposit equal to one quarter's rent is payable in advance and held by the Landlords Agents. If the business is a start up enterprise then a further one quarter's rent will be due and a Guarantor may be required.

## **AGENTS NOTE**

Please note that the rent will attract VAT at the prevailing rate. The Landlord would prefer an existing trading business to take over the premises and would be seeking the last three years trading accounts and commercial references. If these are not available then a Guarantor may be required.

## **SERVICE CHARGE**

A service charge apportionment will be required, details of which are available from the Agent on request.

## **DIRECTIONAL NOTE**

From our office in Highcliffe proceed East along the High Street and just on the corner of Stanley Road you will find the Unit.

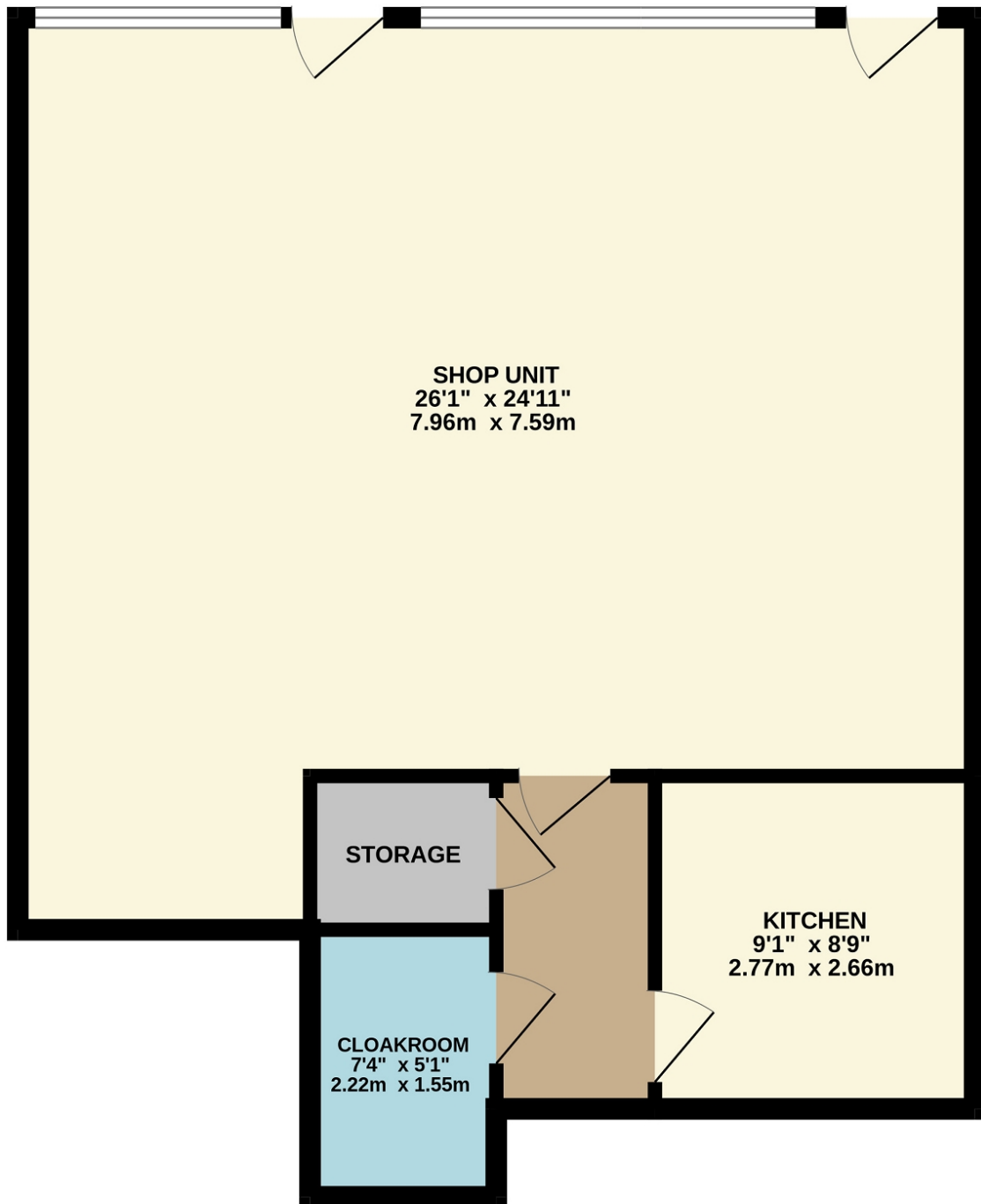
## **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## **EPC RATING**

The EPC rating for this property is A23

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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