



354 Lymington Road, Highcliffe, Dorset. BH23 5EY
£10,500 plus VAT Per Annum



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

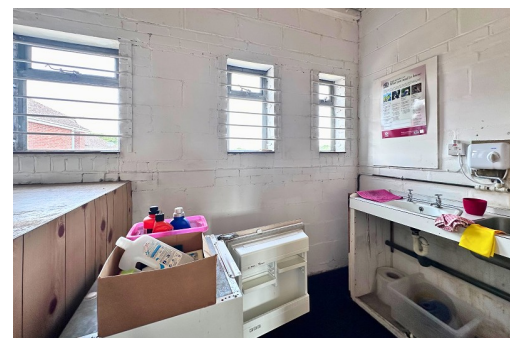
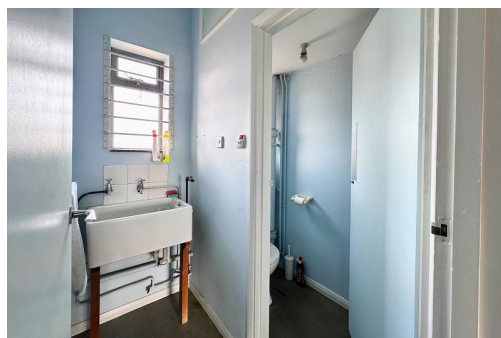




354 Lymington Road, Highcliffe, Dorset. BH23 5EY

£10,500 plus VAT Per Annum

Available on a FRI lease is this brilliantly located two storey shop and office premises situated in the centre of the bustling town of Highcliffe. The premises benefits from a good sized shop area as well as first floor office area with Kitchen and Cloakroom facilities and also has the use of car parking to the rear. Available immediately this is an opportunity not to be missed!



SHOP UNIT (33' 9" X 16' 9") OR (10.29M X 5.10M)

Narrowing in part to 4.21m. Partially laminate wood floored and partially carpet tiled, ceiling strip light points with some spot lighting, internal security shutter, door to rear hallway and lobby with stairs to the first floor.

REAR LOBBY (4' 4" X 8' 11") OR (1.31M X 2.72M)

Double doors leading to rear car park, suitable for loading/unloading purposes. Wall mounted electric meter and consumer unit. Shelving, light point.

OFFICE (17' 3" X 18' 1") OR (5.26M X 5.50M)

Situated on the first floor with two box bay windows to the front and currently fitted out with some shelving and work benches.

KITCHEN (5' 9" X 10' 10") OR (1.75M X 3.31M)

Two sink units with taps over, independent hot water heater, windows to the rear, power points, ceiling light point.

CLOAKROOM

Mounted butler style sink unit with taps over, window to the rear, ceiling light point. Door to:

WC

Fitted with a low level flush WC, window to rear and light point.

COMMUNAL CAR PARKING

There are a number of unallocated parking spaces situated at the rear of the premises and available on a first come first served basis and accessed from Stanley Road.

RATEABLE VALUE

The current rateable value is £9500. Small Business rate relief may be available.

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. The condition of the property at present is subject to a Dilapidation claim from the previous tenant and we expect the rectification works and improvements to be made in due course.

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.

SERVICE CHARGE

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

DIRECTIONAL NOTE

From our office proceed on foot towards the main traffic lights and after about 100m you will find the premises signified by our Board.

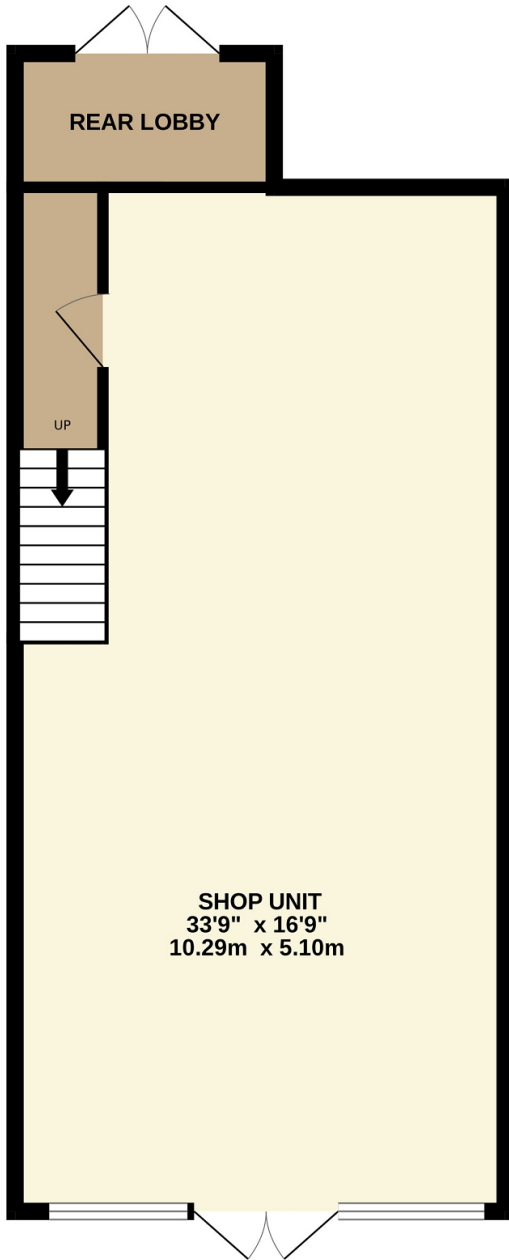
PLEASE NOTE

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.

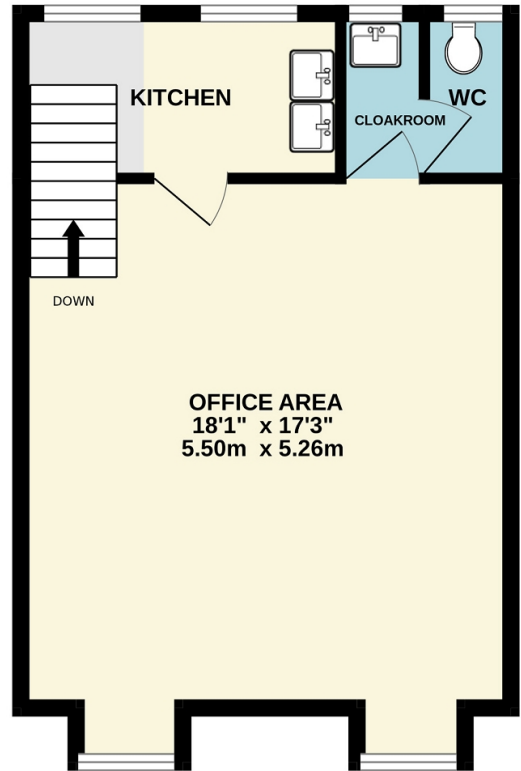
EPC RATING

The EPC rating for this property is C74

GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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.
Made with Metropix ©2024

Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.