



1 Old Milton Road, New Milton, Hampshire. BH25 6DQ

£12,000 Annually



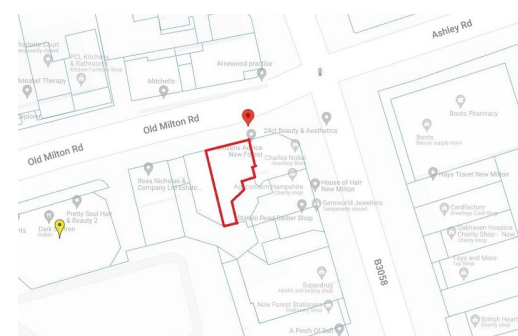
Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





1 Old Milton Road, New Milton, Hampshire. BH25 6DQ £12,000 Annually

AVAILABLE in OCTOBER - Offering a total floor area of 760 sq ft (71 sq m) a modern and recently updated shop unit with a double aluminium shop front window and entrance door benefiting from level pedestrian access. Located near the main council run car park and centrally located to the main town centre traffic lights being near to Boots chemist, Charles Nobel Diamond merchants.



SHOP UNIT (25' 3" X 23' 8") OR (7.70M X 7.21M)

With glass swing door from Old Milton Road with glass panel above, two large display windows to either side. The shop window is from floor to ceiling height and measures 5.6 metres in total and floor to ceiling height at 2.6 metres. Refurbished in the last twelve years and is finished as a new finish unit with suspended ceiling with LED light panels flooding the shop with bright light. Access to safety trip consumer unit and meter. Ceiling mounted air conditioning unit. Two main smoke detectors, numerous power points. Double glazed window with security bars to rear of shop and door provides access to:

STAFF ROOM (12' 2" X 8' 10") OR (3.71M X 2.70M)

Kitchenette area with stainless steel sink with monobloc mixer tap, space for under counter fridge and microwave with work display surface to one side with tiled splash backs and power points. Wall mounted water heater. Wall mounted storage cupboard, opaque double glazed window with security bars to rear and secure metal door provides access to dustbin area. Alarm system, LED ceiling light and room continues to provide access to:

STORE ROOM (14' 6" X 6' 11") OR (4.41M X 2.10M)

A newer part of the building constructed within the last ten years and benefits from mains voltage smoke detector, LED ceiling light, opaque double glazed window with window opener with security bars. Would make an ideal Office or stock room area. Two wall mounted electric heaters in this area with digital programmer and access to:

CLOAKROOM (8' 10" X 5' 10") OR (2.70M X 1.78M)

Low level WC with push button flush. Ceiling light, wall mounted extractor, pedestal wash hand basin with hot and cold tap with tiled splash back, wall heater with digital programmer. Vinyl cushion flooring.

VIEWING

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right and the shop is a couple of doors away.

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.

TENURE

A new full repairing lease with terms to be negotiated at a rental of £12,000 per annum (Plus VAT) plus buildings insurance at approximately £416.50 per annum.

Upwardly rent reviews on a 3-yearly basis.

A three month rent deposit is to be held throughout the duration of the term for any startup businesses.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

BUSINESS RATES

Current rateable value (1 April 2023 to present) £11,250.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

You can get small business rate relief if:

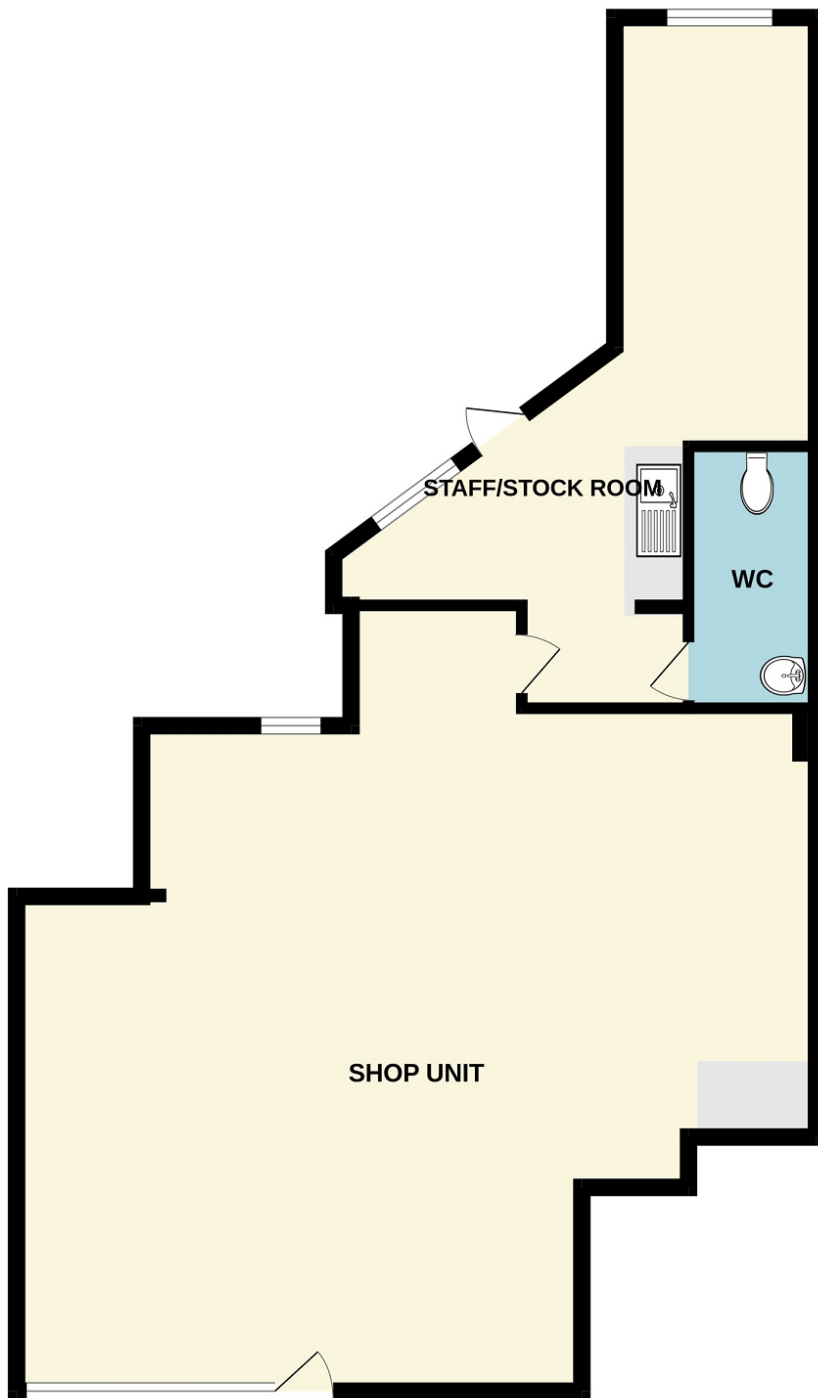
Your property's rateable value is less than £15,000.

Your business only uses one property - you may still be able to get relief if you use more.

EPC

We are waiting for a fresh energy performance rating. The previous Energy Performance Certificate rating was a C Rating.

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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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.