



17 Station Road, New Milton, Hampshire. BH25 6HN

£5,500 Annually



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





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AVAILABLE NOW WITH FIRST MONTH RENT FREE this double fronted shop unit is available to rent and located in a prominent High Street location within close proximity of Station and main Town Centre facilities.



MAIN SHOP AREA (18' 2" X 15' 11") OR (5.54M X 4.86M)

Double bay fronted unit with centralised glazed door provides access to the main shop area. Ceiling strip light, power points, telephone connection point, door provides access to:

STAFF ROOM (14' 0" X 9' 11") OR (4.26M X 3.03M)

Ceiling strip light, UPVC double glazed window with frosted glass facing rear aspect, access to safety trip consumer unit, access to electric meter, power points, fitted roll top work surface with stainless steel sink with single drainer with mixer tap, cupboard to one corner of chimney breast and door provides access to Communal Porch which is shared with the Hair Salon next door and leads onto the:

CLOAKROOM (5' 2" X 3' 6") OR (1.58M X 1.07M)

The Cloakroom is shared with the Salon next door and benefits from low level WC, wash hand basin and door from Lean-to provides access to parking area at the rear of the shop, one parking bay comes with these premises. Also outside forecourt parking if required.

VIEWING ARRANGEMENTS

From our office in Old Milton Road turn right at the traffic lights into Station Road and proceed past Osborne Road and the shop will be found on the right-hand side.

BUSINESS RATES

Current rateable value (1 April 2023 to present) £4,300.

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 per annum.

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

FEES

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

TENURE

A new full repairing lease with terms to be negotiated at a rental of £5,500 per annum (£458.33 per month) plus buildings insurance.

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 start-up businesses.

PLANNING CONSENT

We believe the unit comes under Class E use.

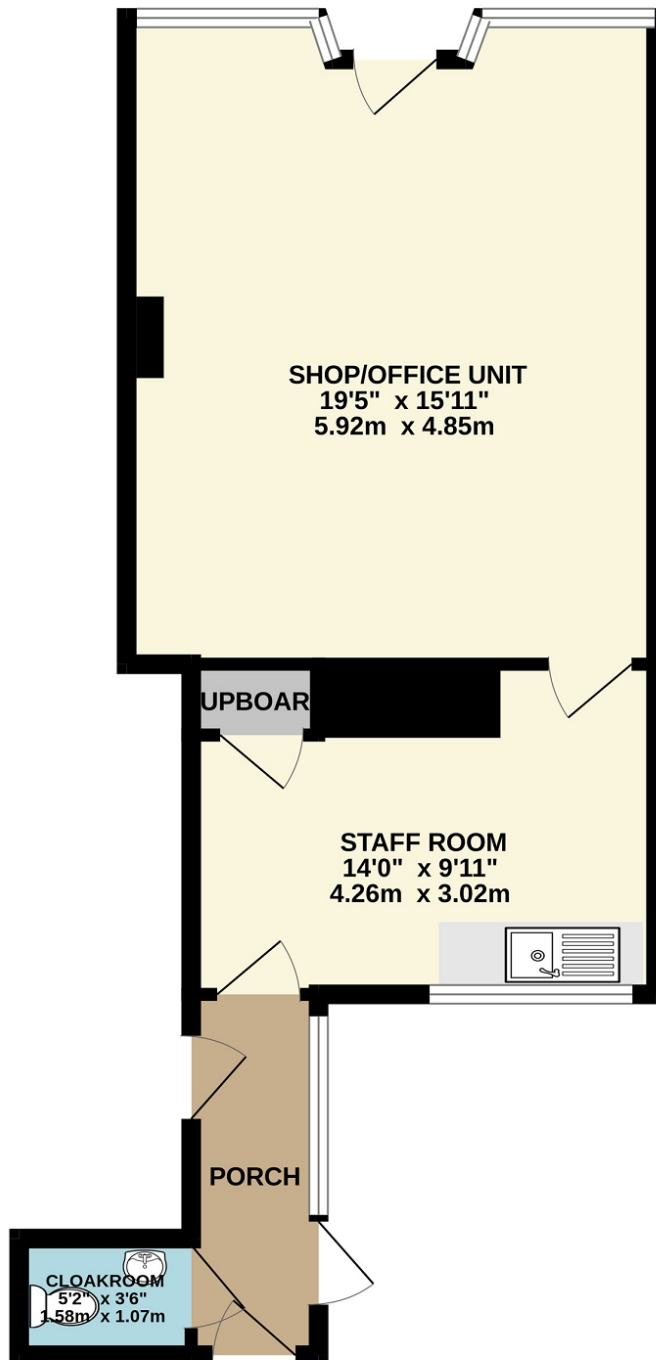
EPC RATING

The EPC rating for this property is D58

PLEASE NOTE

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.

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA : 488 sq.ft. (45.4 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.