



Rear of 47 Old Milton Road, New Milton, Hampshire. BH25 6DJ

£750 Monthly



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





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A commercial unit to rent, located to the rear of DT Pro Nails and Beauty in a prominent central location with the current tenant vacating on the 1st of September 2024. The property benefits from a garage area suitable for three vehicles and off road parking. Main Studio area, Kitchen, Cloakroom.

THE APPROACH

The Unit is approached via Crossmead Avenue with driveway providing access to main front forecourt providing off road parking and in turn leads to the galvanised bi-fold door which provides access to:

GARAGE (20' 11" X 15' 7") OR (6.37M X 4.76M)

Suitable for three vehicles with ceiling light, blockwork walls, daylight panels under a pitched sectional roof with galvanised joists, access to electric meters and fuse boxes, ceiling light and door provides access to:

STUDIO (24' 0" X 15' 7") OR (7.31M X 4.74M)

Plaster board ceilings and walls. Numerous power points. Safety trip consumer unit, LED strip light lighting, Vinyl cushion flooring, access to storage cupboard, wall mounted electric heater, alarm system, door provides access to communal courtyard which belongs to the freeholder, Emergency lighting, heater detector. TV aerial. Recessed ceiling speakers, fire alarm panel and door provides access to:

KITCHEN

Range of roll top work surfaces with base units. Ceiling downlights, stainless steel sink with single drainer and swan necked mixer tap, wall mounted storage cupboards.

CLOAKROOM

Ceiling downlight, ceiling extractor, UPVC double glazed window facing rear aspect, modern white WC with push button flush. Pedestal wash hand basin, wall mounted heater, Vinyl cushion flooring. Emergency lighting. Heat detector. Emergency pull cord.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching Crossmead Avenue on the left where the approach to this property can be found.

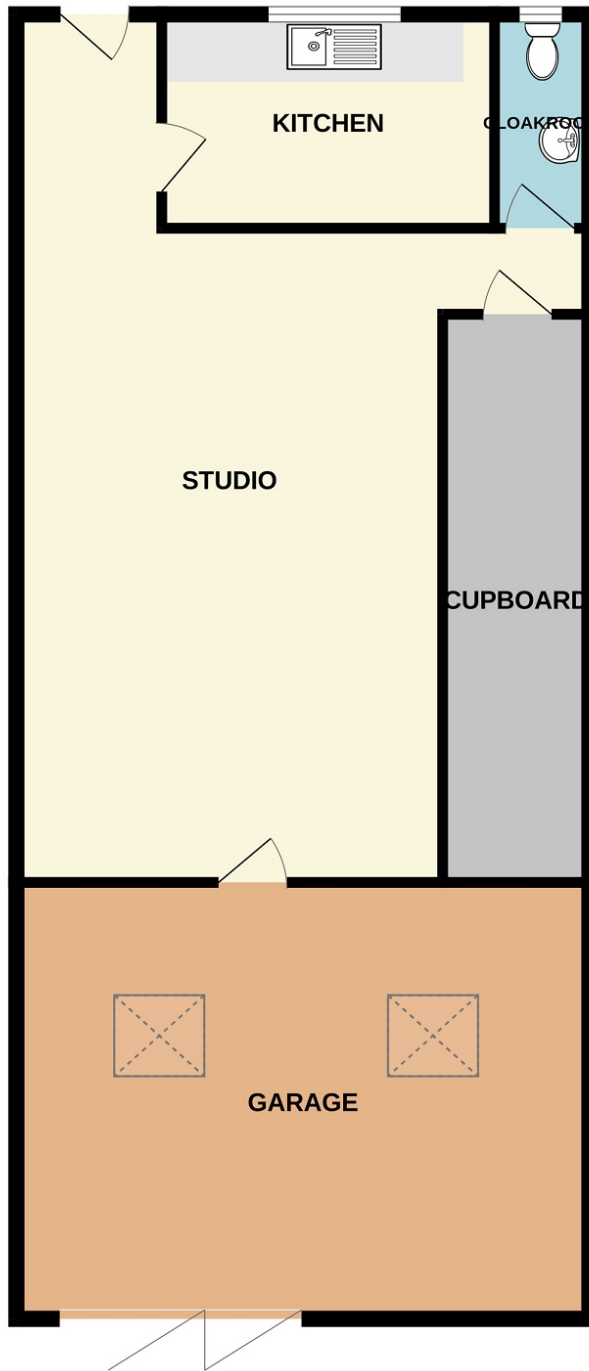
BUSINESS RATES

The unit is currently part of DTPro Nail and Beauty and comes under the business rates for the complete site. This will need to be re-valued once the site is split.

EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



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TOTAL FLOOR AREA : 994 sq.ft. (92.3 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.
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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.