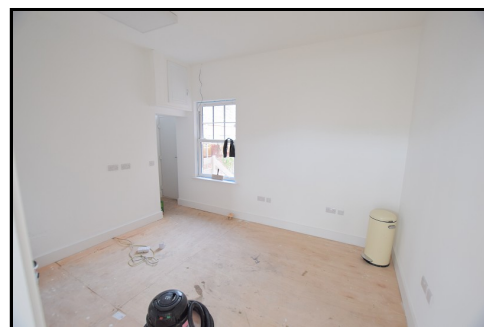




**35 Station Road, New Milton, Hampshire. BH25 6HR**

**£800 Monthly**



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





## **35 Station Road, New Milton, Hampshire. BH25 6HR**

### **£800 Monthly**

A newly refurbished shop unit to let located in a great location opposite New Milton Railway Station and near to council car park located in Osborne Road. The shop unit has been rewired, newly fitted air conditioning, new kitchenette area, new cloakroom, new LED lighting, fitted with data points and cables for CCTV. Shop unit offers approximately 560 Sq Ft.



## SHOP UNIT ENTRANCE

Part brick and part aluminium glazed shop front provides an impressive window display overlooking Station Road directly opposite the entrance to New Milton Railway Station. CCTV connection point. Fantastic for passing trade, decent shop fascia and aluminium front door provides access to:

## SHOP UNIT (22' 7" X 17' 4") OR (6.88M X 5.28M)

Numerous LED light lights, mains voltage smoke alarm, CCTV connection point, numerous power points and data points, Air Conditioning Unit for heating and cooling and opening provides access to rear office, kitchen area and cloakroom.

## OFFICE (10' 8" X 12' 9") OR (3.26M X 3.88M)

LED ceiling lights, mains voltage smoke alarm, access to electric meter and consumer unit. Power points, Kitchen area with stainless steel sink with mixer tap with hot water cylinder, worktops surfaces, nest of storage drawers and space for under counter fridge. UPVC double glazed window to rear. Access to rear lobby leading to rear access door and cloakroom.

## CLOAKROOM (5' 10" X 3' 0") OR (1.77M X 0.91M)

LED Ceiling light , ceiling extractor, wall mounted low level WC, wall mounted wash hand basin with storage unit below.

## TERMS

A new full repairing lease with terms to be negotiated at a rental of £9600 per annum plus buildings insurance at approximately £250 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.

## LEGAL FEES INVOLVED

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

## BUSINESS RATES

£7,100 as 1st April 2024 to Present. 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. 100% Small Business Rates Relief should apply to this shop unit (subject to eligibility).

## PLANNING CONSENT

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## PLEASE NOTE

Anti Money Laundering

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

## REFERENCING

Once a letting has been agreed, the landlord may need to approve the proposed tenants references as part of the letting process. Appropriate references may be required from the tenants bank, landlord or accountant and trade referees providing credit facilities. The taking up of references by Ross Nicholas does not guarantee acceptance by the landlord.

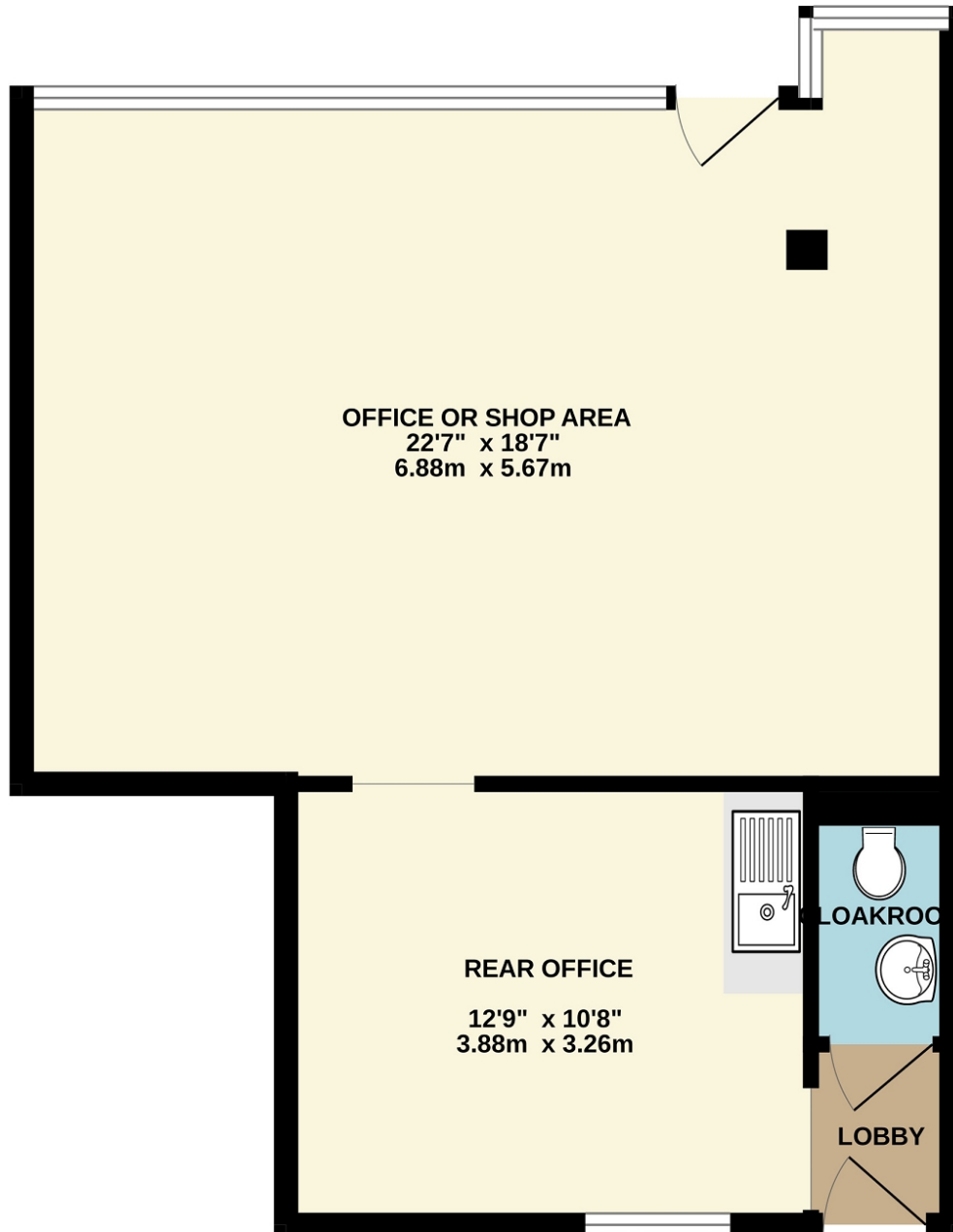
## VIEWING ARRANGEMENTS

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.

## EPC RATING

The EPC rating for this property is B82

GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 552 sq.ft. (51.2 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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