



Primmer Olds **BAS**

TO LET

The Former Blue Pig Public House

THE FORMER BLUE PIG PUBLIC HOUSE, ANGEL YARD, OFF THE HIGH STREET, LYMINGTON, HAMPSHIRE SO41 9AH

KEY FEATURES

- TOTAL GIA 3,130 sq ft
- Characterful Premises
- Available in 'Shell condition'
- Grade II Listed
- Courtyard location off the main Lymington High Street
- Situated within an attractive Georgian town/ UK's leading yachting centres
- Nearby occupiers include Cafe Nero, White Stuff, Tesco, Angel Hotel and restaurant



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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THE FORMER BLUE PIG PUBLIC HOUSE, OFF THE HIGH STREET

DESCRIPTION

The attractive Georgian market town of Lymington is located on the South Coast bordering the New Forest some 16 miles east of Bournemouth and 18 miles to the west of Southampton.

Lymington has an affluent catchment population and also benefits from the considerable influx of tourists to the region during the summer months. It is one of the UK's leading yachting centres

Angel Yard development links the High Street with one of the principal car parks and is situated opposite the Angel restaurant/ hotel . Nearby occupiers include Caffe Nero, Tesco's, White Stuff and WH Smith alongside many quality independent retailers and restaurants.

The Grade II listed former Public House is arranged over basement, ground and first floor. It is considered suitable for a 100 cover (A3) coffee shop, restaurant, bistro (subject to licences and planning permissions). The premises will be offered in a "shell" condition.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,619	150.41
First Floor	454	42.18
Basement	1,057	98.20
Total Internal Area	3,130	290.78

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £50,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

PLANNING

All parties are advised to make their own enquires of the local authority for confirmation.

RATES

Rateable Value To be reassessed

Source - voa.gov.uk

The 2023/2024 small business multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

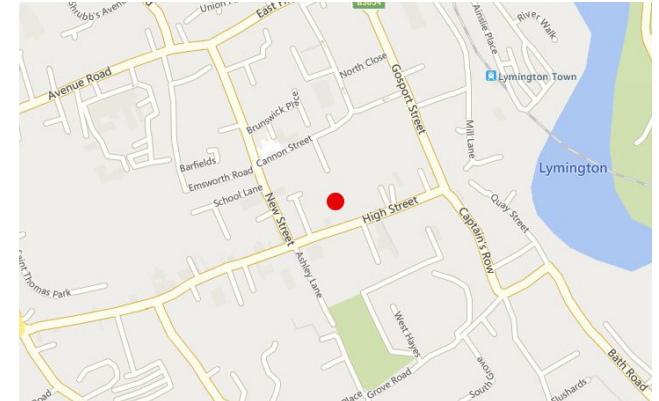
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating Ordered and awaited

CODE OF LEASING

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.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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