



Primmer Olds **BAS**

# TO LET

## Attractive Lock Up Shop

11 ANGEL COURTYARD, HIGH STREET, LYMINGTON, SO41 9AP

### KEY FEATURES

- NIA - 353 sq.ft (32.79 sq.m)
- Affluent town
- Busy Parade off High Street
- Adjacent to Tesco and Public Car Park
- Attractive Lock Up Shop
- High Level of Footfall
- 100% Small Business Rates Relief (subject to eligibility)



Primmer Olds B-A-S

Enquiries: Call us on 023 8022 2292 | 01202 887 555



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# 11 ANGEL COURTYARD

## LOCATION

Lymington is an attractive and affluent Hampshire town located between Bournemouth and Southampton which are approximately 18 miles to the east and west respectively.

Angel Courtyard is an attractive development of shops and residential located in the heart of Lymington's Conservation Area with pedestrian access directly on to the town's Georgian High Street.

## DESCRIPTION

The property comprises ground floor open plan sales area. The unit benefits from a WC and a public car park is located nearby.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	353	32.79

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 £13,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

## PLANNING

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.

## RATES

Rateable Value £11,250

Source – voa.gov.uk

The 2023/2024 standard 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 B(4)

## 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 023 8022 2292 OR 01202 887 555

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**Ben Simpkin**  
Associate Director  
bsimpkin@primmeroldsbas.co.uk  
07871 373 069



**Dominic Street**  
Commercial Agent  
dstreet@primmeroldsbas.co.uk  
07443 277 559



**Roseanna Liddiard**  
Surveying Executive  
rliddiard@primmeroldsbas.co.uk  
023 8022 2292

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