



Primmer Olds **BAS**

TO LET

Class E Office/Retail Unit Available To Let

UNIT 5 PARKLAND PLACE, 39-41 OLD MILTON ROAD, NEW MILTON BH25 6DJ

KEY FEATURES

- Available Now on a New Lease
- Suitable for Variety of Uses (STP)
- Total Net Internal Area: 536 Sq. Ft. (49.82 Sq. M.)
- 100% Small Business Rates Relief (subject to eligibility)
- 6 Months Rent Free Incentive (subject to terms)



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



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UNIT 5 PARKLAND PLACE

DESCRIPTION

The Highly Sought-after market town of New Milton, situated on the South-western edge of Hampshire. The town centre location provides plenty of local amenities including local independent retailers, high street shops and popular restaurants and bars. For those commuting to work outside of the market town, New Milton train station is 0.3miles from the site and provides links to major cities such as Southampton, Bournemouth and Central London.

Parkland Place is located right in the middle of the shopping and office area on Old Milton Road and is adjacent to the main High Street on Station Road. There is a pay a display car park closeby and plenty of free on street parking along Old Milton Road.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Office Area	500	46.5
Meeting Room (included in the above)	88	8.17
Kitchenette	36	3.32
Male and Female WC		
Total Internal Area	536	49.82

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 £10,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

A three month rent deposit is to be held throughout the duration of the term.

Service Charge: Circa £325 per half year (plus VAT)

Note: It is understood VAT is payable on rents

RATES

Rateable Value £8,500

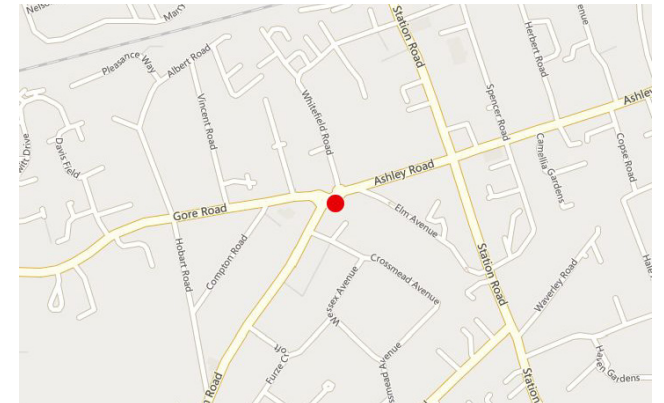
Source – voa.gov.uk

The 2024/2025 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.

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, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.



EPC

Asset Rating C70

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

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



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

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