



Primmer Olds BAS

# TO LET

## Newly Built Commercial Unit With Parking In Excellent Trading Location

UNIT 2, 368-370 LYMINGTON ROAD, HIGHCLIFFE, DORSET, BH23 5EZ

### KEY FEATURES

- High Quality Mixed Use Development
- High Specification Finishes
- Prominent Central Trading Location
- Immediate Availability
- Suit A Variety Of Uses
- Ideal For Financial & Professional Services/Medical Uses



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



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## LOCATION

The popular coastal town of Highcliffe is situated midway between Christchurch and New Milton and provides retail and professional services to the surrounding affluent residential area. The town's retailers also benefit from the influx of tourists to the region during the summer months.

The subject premises occupy an excellent central trading location at the junction of Lymington Rad and Stanley Road. A Tesco Express convenience store is situated two doors away and a Co-operative supermarket is also located closeby as is the 125 space Wortley Road shopper's car park.

In addition to allocated car parking the shops benefit from roadside parking within both Lymington Road and Stanley Road. These are subject to limited wait daytime restrictions (2 hours in Stanley Road).

## DESCRIPTION

Our clients have developed two high quality commercial units each with kitchen, storeroom and WC. Unit 1 has now been let to Spencers Estate Agents.

Unit 2 is offered to a good standard featuring a tinted glass shopfront, suspended acoustic tiled ceiling with inset lighting and air conditioning and benefits from two entrances suitable for wheelchair access.

Whilst lending itself to a variety of potential uses, the space is considered eminently suitable for professional services or perhaps medical oriented uses together with bespoke retail trades.

Unit 2 benefits from 1 parking space situated at the rear of the premises.

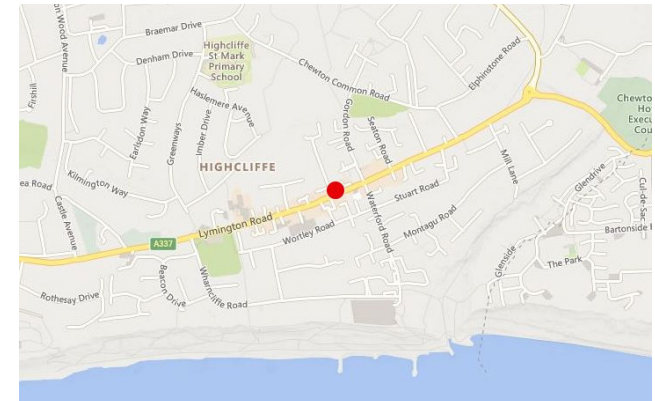
## ACCOMMODATION

Unit 2	Ft/Sq Ft	M/Sq M
Internal Width	26'1"	7.95m
Net Sales Area	553	51.39
Kitchen	73	6.78
Store	24	2.23
<b>Total Internal Area</b>	<b>650</b>	<b>60.40</b>

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

## 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.



## TERMS

A new effectively full repairing and insuring lease (via service charge) will be granted, term and rent review pattern by arrangement at the following commencing rents:

£12,500 per annum, exclusive of all other outgoings, payable quarterly in advance by standing order.

Value Added Tax: VAT will be payable on the rents.

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.



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## RATES

Rateable Value            To be assessed

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.

## EPC

Asset Rating                To be confirmed

## 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.



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