



Primmer Olds **BAS**

TO LET

Prime Shop Premises in Sought after Location

57 STATION ROAD, NEW MILTON, HAMPSHIRE BH25 6HY

KEY FEATURES

- Recently Refurbished Well positioned Class E Premises
- Suitable for a variety of uses (STP)
- Highly Sought after location in popular market town
- Total Net Internal Area: 522 Sq. Ft. (48.52 Sq. M.)
- 100% Small Business Rates Relief (subject to eligibility)
- Nearby Occupiers include Vision Express, Specsavers, Cancer Research, Superdrug, Morrisons and Pets Corner



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



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57 STATION ROAD

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LOCATION

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.

The premises are ideally located on the main thoroughfare through New Milton, situated near the central crossroads.

Nearby occupiers include KFC, Vision Express, Specsavers, Cancer Research, G&T's, Superdrug, Nationwide, Boots Pharmacy, Pets Corner and Morrisons.

DESCRIPTION

The subject property consists of a single fronted shop with open sales area, kitchenette and WC and storeroom. The premises would be suitable for various uses (stp) the walls separating the sales area from the offices could be removed to create a larger sales floor (subject to consent). There is a rear door leading to a rear parking area for deliveries/loading.

Parking may be available by separate negotiation.

EPC

Asset Rating B45

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Sales Area	394	36.62
Office	78	7.25
Store	50	4.65
Total Internal Area	522	48.52

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, café, 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 £10,750

Source – voa.gov.uk

The 2024/2025 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.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum, exclusive

Note: It is understood VAT is payable on rents.

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.



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