



Primmer Olds **BAS**

# TO LET

## Class E Premises To Let in Sought After Town

3 QUEEN STREET, LYMINGTON, HAMPSHIRE SO41 9NH

### KEY FEATURES

- Net Internal Area 342 Sq. Ft. (31.80 Sq. M.)
- Suitable For Variety of Uses (STP)
- 100% Small Business Rates Relief (Subject to Eligibility)
- Available by way of a new lease at a rental of £8,400 per annum, exclusive.



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



CALL US ON 01202 887 555 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# 3 QUEEN STREET

## DESCRIPTION

The attractive Hampshire Georgian coastal town of Lymington, a premier yachting centre, lies on the A337 midway between the city of Southampton and the coastal resort town of Bournemouth. It also borders the New Forest National Park.

The town enjoys a vibrant retail scene with national multiples trading alongside numerous high quality independent retailers. Lymington also offers a good range of bars, restaurants and hotels.

The subject premises lie centrally within an established secondary parade of shops a short distance from St Thomas Street and The High Street

The parade offers a mixture of retail, catering and professional services providers.

The premises comprise a single fronted well-proportioned Class E lock up shop. The property is to be fully cleared of the outgoing tenant's stock and equipment.

## 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

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £8,400 per annum, exclusive.

## ACCOMMODATION

Floor Areas	Ft/Sq Ft	M/Sq M
Internal Width	13' 2"	4.01m
Internal Depth	30' 7"	9.33m
Kitchenette		
WC		
Net Internal Area	342 sq ft	31.80 sq m

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

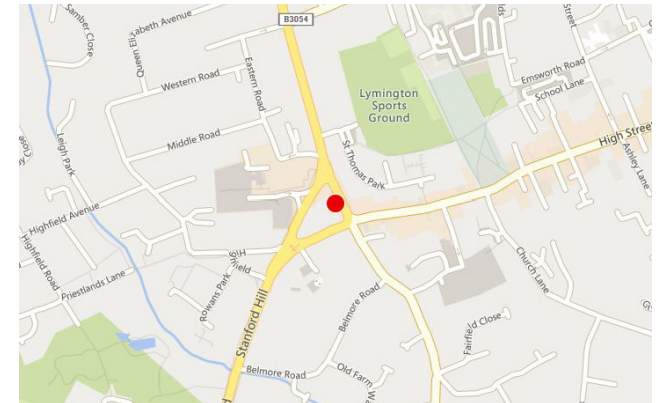
## RATES

Rateable Value £6,300

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

D93

## 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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