



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  
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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
<b>Total Internal Area</b>	<b>522</b>	<b>48.52</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, 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 £13,000 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**

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