



Primmer Olds **BAS**

TO LET

Class E Retail/Office Unit on Busy Through Road

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

KEY FEATURES

- Available on a new lease
- Suitable for variety of uses (STP)
- Total Net Internal Area – 867 Sq. Ft. (80.55 Sq. M.)
- Can be Combined with Unit 5
- 100% Small Business Rates Relief (Subject to eligibility)
- 6 Months Rent Free Incentive (Subject to terms)



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



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UNIT 6 PARKLAND PLACE

LOCATION & 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
Sales Area	867	80.55
Kitchenette		
WC		
Total Net Internal Area	867	80.55
Can be combined with unit 5 to create:-		
Unit 5 + 6 NIA	1,403	130.37

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/TENURE

Unit 6 is available by way of a new full repairing and insuring lease for a term to be agreed at £15,000 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 £410 per half year (plus VAT)

Note: It is understood VAT is payable on rents.

Unit 6 can be combined with Unit 5 next door to create 1,403 Sq. Ft. (130.37 Sq. M.). Rental figure available upon request.

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.

RATES

Rateable Value £10,750

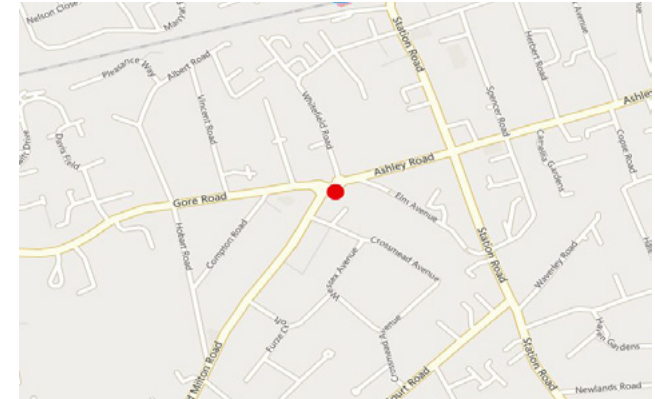
Source - voa.gov.uk

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 C (52)



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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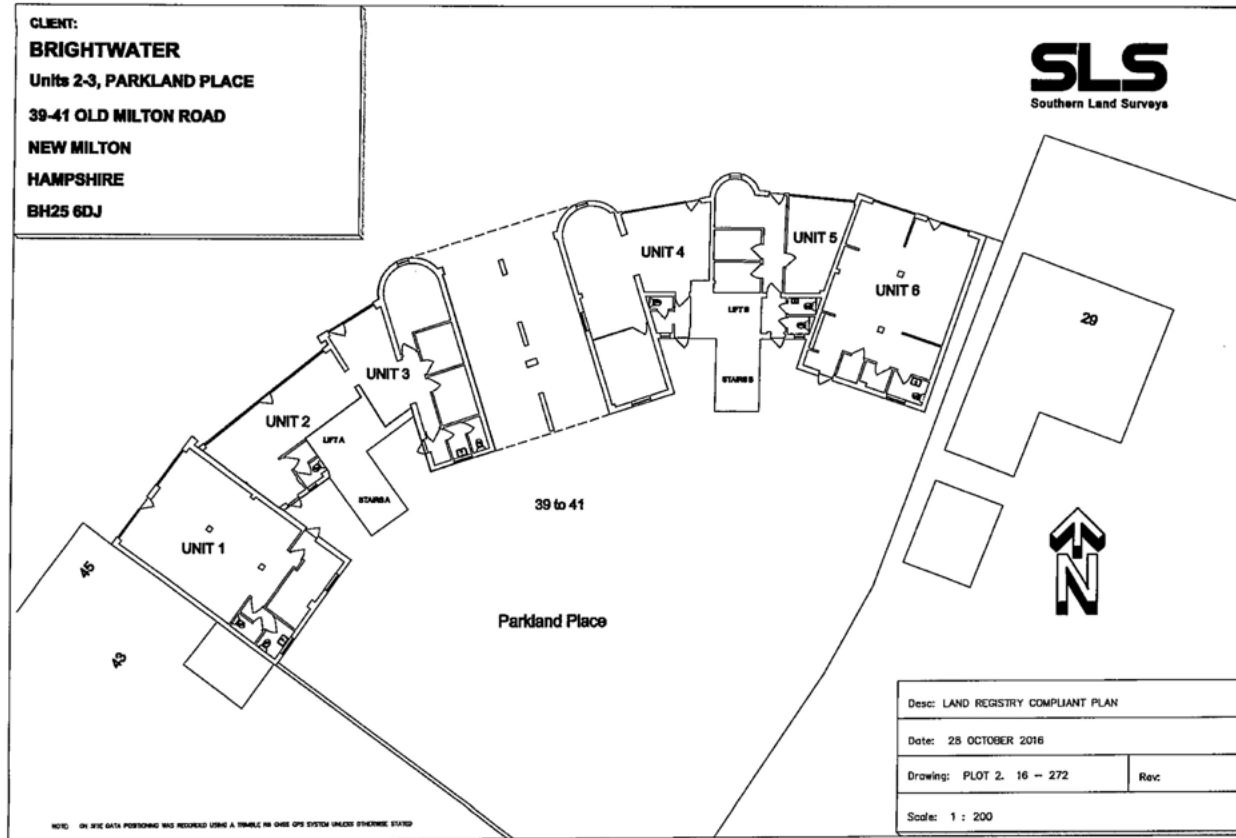


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