



Primmer Olds **BAS**

TO LET

Shop Premises in Sought After New Forest Location

95 HIGH STREET, LYNDHURST, HAMPSHIRE SO43 7BH

KEY FEATURES

- Net Internal Area - 130.62 sq m (1,406 sq ft)
- Heart of the New Forest
- Prominent Location
- Suitable for a variety of uses
- Nearby occupiers include Costa Coffee, Tesco Express, Meridien Modena (Ferrari garage) and a number of local artisan cafe's



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



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95 HIGH STREET

DESCRIPTION

Lyndhurst is situated in the heart of the New Forest and forms the administrative centre where the New Forest District Council offices are located.

Lyndhurst is a popular tourist destination having a variety of independent shops, art galleries, cafes and restaurants.

Southampton is approximately nine miles to the north-east and there is a good road access to the M27 motorway (junction 1) within about four miles.

The property comprises spacious open plan ground floor sales area with ancillary space and kitchen. The property was previously fitted out as a convenience store/post office.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Sales Area	1,012	93.98
Ancillary	376	34.90
Kitchen	19	1.74
Total Internal Area	1,406	130.62

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

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £25,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Landlord would consider delivering property in 'white box' condition, subject to terms.

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 enquires of the local authority for confirmation.

RATES

Rateable Value £23,000

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.

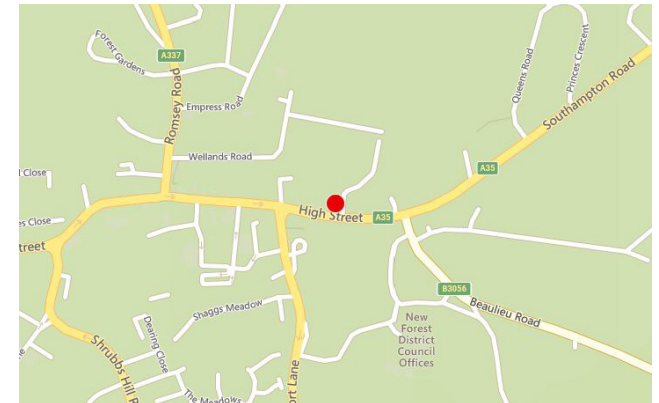
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C55

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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