

**TO LET**

**PROMINENT FORMER  
TAKEAWAY/RESTAURANT  
OPPORTUNITY**



RETAIL

goadsby

**59 STATION ROAD**  
NEW MILTON, HAMPSHIRE BH25 6AD

## SUMMARY >

- GROUND FLOOR FORMER TAKEAWAY/RESTAURANT
- MOST RECENTLY USED AS A KFC FRANCHISE
- RIGHTS TO USE FOUR CAR PARKING SPACES TO THE REAR
- BENEFITS FROM A FITTED EXTRACTION SYSTEM
- POTENTIAL FOR EXTERNAL SEATING (SUBJECT TO THE RELEVANT CONSENT)

QUOTING RENT: £41,000 PER ANNUM EXCL.



REF:  
s230533

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## Location

The premises is located in a prominent position within New Milton's main shopping thoroughfare of Station Road, where numerous multiple retailers are represented, including **BOOTS**, **SUPERDRUG**, **MORRISONS**, **NEW LOOK**, **M&S FOOD STORE**, **COSTA COFFEE** and **SUBWAY**.

There is limited wait roadside parking available for 1 hour throughout Station Road, with restrictions applying 9am until 6pm Monday to Saturday. A pay and display car park is also located to the rear of the property.



## Description

A prominent former takeaway/restaurant, with return frontage to both Station Road and Ashley Road.

The opportunity is arranged over ground floor only and benefits from a good-sized seating area, kitchen/serving area and 3 x customer cloakrooms. The property also benefits from a fitted extractions system and a number of cold stores/walk in freezers.

There are rights to use 4 car parking spaces within the rear pay & display car park.



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## Accommodation

### Ground Floor

Ground Floor NIA 230.80 sq m // 2,484 sq ft

### External

Right to use 4 x car parking spaces.

## Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£41,000 per annum**, exclusive of all other outgoings.

## Rateable Value

**£41,000 (from 1.4.23)**

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

## EPC Rating

C - 56

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)