

TO LET

**PRIME RETAIL PREMISES IN
POPULAR MARKET TOWN**



RETAIL

goadsby

19 HIGH STREET
LYMINGTON, HAMPSHIRE SO41 9AD

SUMMARY >

- PRIME POSITION ON LYMINGTON HIGH STREET
- LOADING BAY LOCATED TO THE FRONT OF THE PREMISES
- GRADE II LISTED
- ARRANGED OVER GROUND, FIRST AND SECOND FLOORS

QUOTING RENT: £22,000 PER ANNUM EXCL.



REF:
s228799

19 HIGH STREET
LYMINGTON, HAMPSHIRE SO41 9AD

Location

The property occupies a prime High Street location within the popular Market Town of Lymington. Multiple retailers are represented including **M&S SIMPLY FOOD**, **HOLLAND & BARRETT**, **COSTA COFFEE**, **NEW LOOK**, **HENRI LLOYD** and **HELLY HANSON**.

Lymington is an attractive and affluent Market Town with a wide catchment area. It is situated on the southern perimeter of the New Forest between Southampton and Bournemouth.

Lymington Occupiers

COSTA **HOLLAND & BARRETT**
NEW LOOK **HENRI LLOYD**



Description

This end terrace retail property is located over 3 floors.

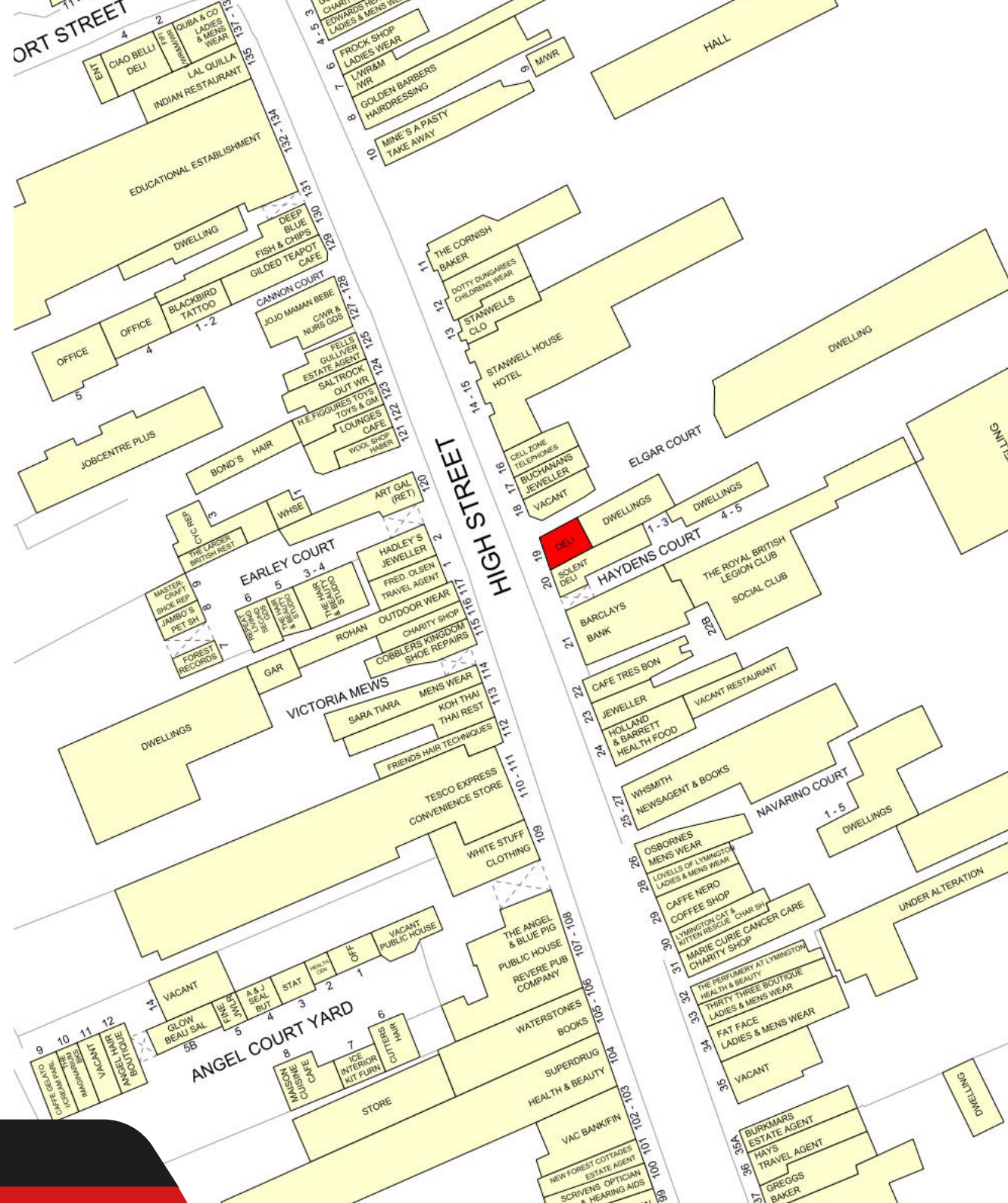
The main ground floor sales area is open plan with an internal staircase leading to the first and second floors, currently proving ancillary storage.

A large pay and display car park is located approximately 100 metres from the subject property.

Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

	sq m	sq ft
Ground Floor Sales Area	46.5	500
First Floor Ancillary	32.6	351
Second Floor Ancillary	34.7	374





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 **£22,000 per annum**, exclusive of all other outgoings.

Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£20,750** (From 1st April 2023)
Rates payable at 49.9p in the £ (year commencing 1st April 2024)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

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.

EPC Rating

N/A as building is Listed.

Legal Costs

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

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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)