

TO LET

FORMER CONVENIENCE STORE

11,558 SQ FT // 1,074.12 SQ M



RETAIL

goadsby

309-311 LYMINGTON ROAD
HIGHCLIFFE, CHRISTCHURCH, DORSET BH23 5EG

SUMMARY >

- AVAILABLE VIA LEASE ASSIGNMENT OR SUB LEASE
- POPULAR TRADING LOCATION
- LIMITED WAIT PARKING THROUGHOUT LYMINGTON ROAD
- 126 SPACE PAY & DISPLAY CAR PARK TO THE REAR
- REAR LOADING FACILITIES
- ARRANGED OVER GROUND & FIRST FLOOR
- A VARIETY OF USES CONSIDERED WITHIN USE CLASS E (SUBJECT TO LANDLORD CONSENT)

PASSING RENT: ON APPLICATION



REF:
s273927

309-311 LYMINGTON ROAD
HIGHCLIFFE, CHRISTCHURCH, DORSET BH23 5EG

Location

The popular Dorset coastal town of Highcliffe is situated midway between Christchurch and New Milton and approximately half a mile from the cliff top and seafront. The subject building occupies a prominent trading position along the southern side of the principal shopping thoroughfare of Lymington Road.

The area provides retail and professional service amenities to the surrounding densely populated and affluent residential area, whilst also benefitting from the influx of tourists to the region during the summer months.

Major occupiers in the vicinity include **PREMIER INN** and **TESCO EXPRESS**. Limited roadside parking is available on the southern side of Lymington Road.

Description

A mid-terrace former convenience store, arranged over ground and first floor. The ground floor consists of a large sales area, benefitting from entrances to the front and rear of the building. Rear loading facilities are available via the Wortley Road pay & display car park. The ground floor also benefits from storage and lift facilities to the rear of the ground floor.

The first floor is accessed via the lift facilities or internal staircase and provides extensive storage/office facilities and staff areas. The building provides direct access to the 126 space Wortley Road pay & display car park.

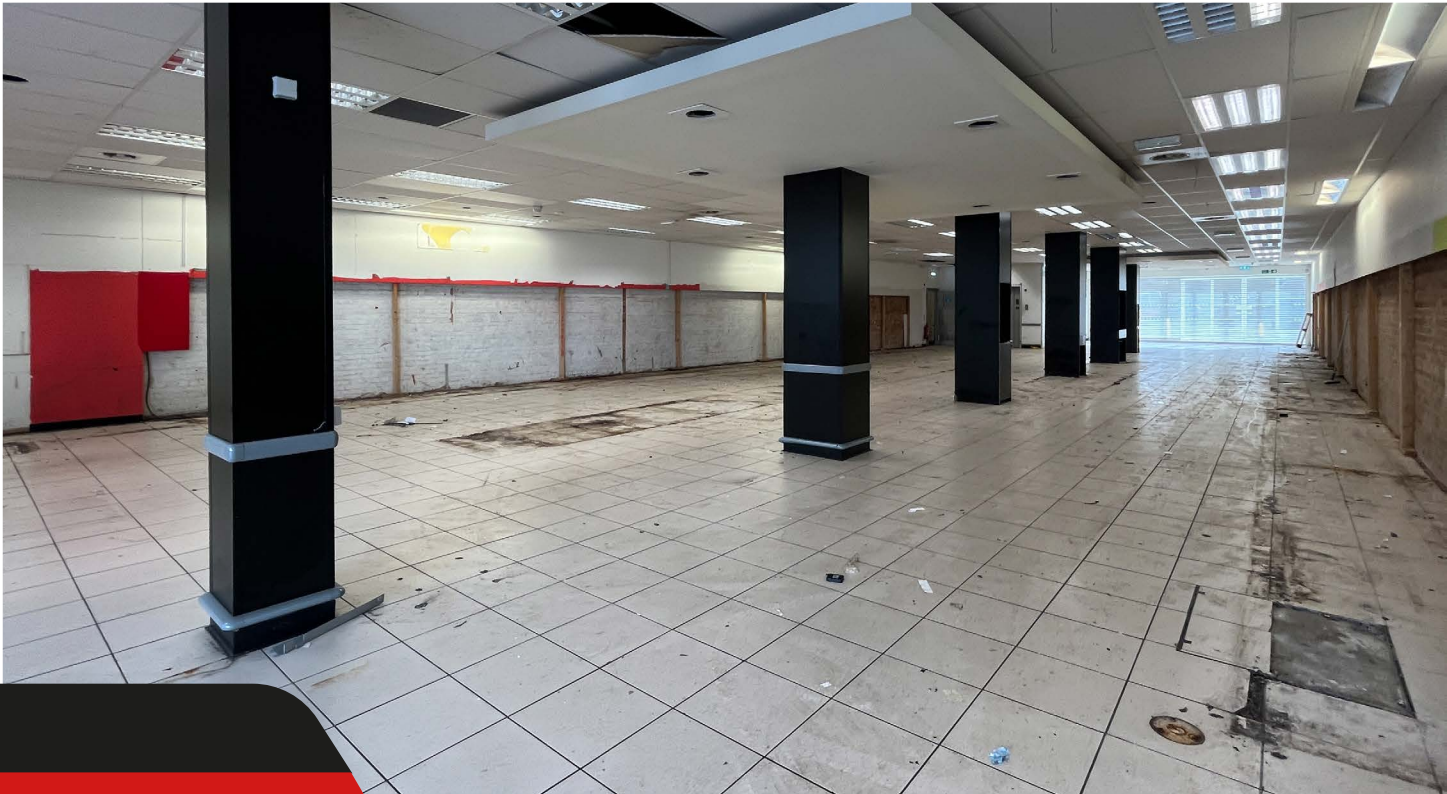
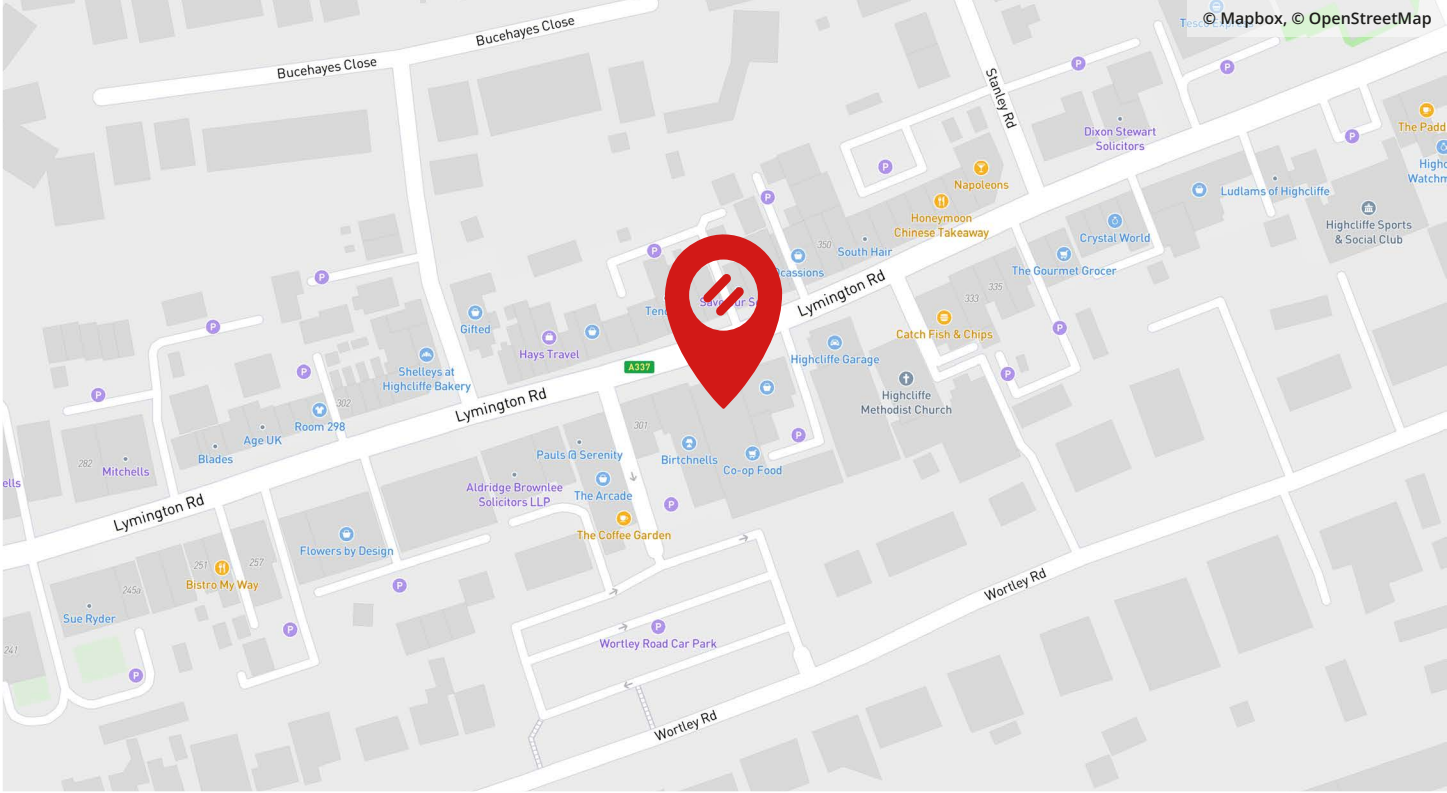
Accommodation

Ground Floor

Sales	397.15	4,273
Ancillary storage	147.42	1,586

First Floor	529.55	5,698
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Total	1,074.12	11,558
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Terms

The premises are available to let by way of an assignment or sub lease of the existing full repairing and insuring lease, which was granted for a term of 25 years, expiring 24th September 2032. The current rent passing is available on application and the lease also includes a rent review upon in September 2027.

Rateable Value

£155,000 (from 1.4.23)

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

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.

Legal Costs

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

EPC Rating

TBC

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 tenant once a letting 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 tenant 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)