



Primmer Olds **BAS**

# TO LET

## Ground Floor Retail Unit

12 HIGH STREET, HYTHE, HAMPSHIRE, SO45 6AH

### KEY FEATURES

- NIA - 777 sq.ft (72.19 sq.m)
- Great footfall
- Good transport links
- Asking rent £15,000 per annum
- x1 allocated parking space to the rear of the property
- No VAT payable
- Central Hythe location



Primmer Olds B-A-S  
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Enquiries: Call us on 023 8022 2292



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# 12 HIGH STREET

## LOCATION

Hythe is a small town which lies between the New Forest National Park and Southampton Water. It is the main retail focus for the waterside parishes located within the New Forest District Council boundary and is located approximately 11 miles away from Southampton city centre.

## DESCRIPTION

The property consists of a ground floor retail unit fronting the popular pedestrian high street of Hythe with a kitchenette and W/C.

The unit benefits from a workshop space to the rear, leading to an access road and one allocated parking space.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	777	72.19

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 £15,000 per annum exclusive of rates VAT and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is not payable on rents.

## 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.

## RATES

Rateable Value £13,000

Source – voa.gov.uk

The 2024/2025 small 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.

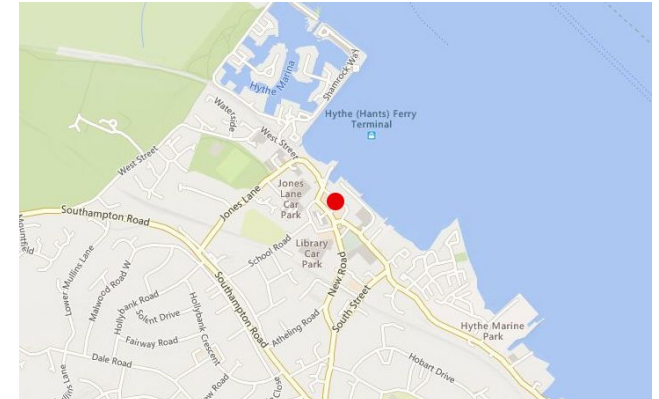
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating To be assessed

## 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 023 8022 2292

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