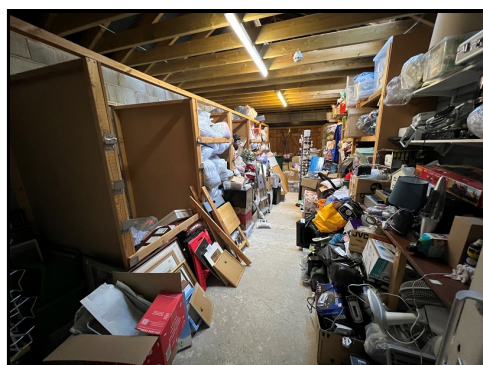




118 Station Road, New Milton, Hampshire. BH25 6LQ

£210,000



Ross Nicholas & Company Limited
 9 Old Milton Road, New Milton. Hampshire.
 BH25 6DQ
 01425 625 500





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£210,000

FREEHOLD INVESTMENT FOR SALE including Spacious Retail shop located on the main Station Road High Street currently with sitting tenant (Mind Charity) on a rolling contract with a 6 - 12 month notice period and the freehold of two flats that have been previously sold on a long leasehold interest. The current rent is £20,800 (£5,200 per quarter). Potential for future development subject to planning permission.



SHOP UNIT (24' 2" X 18' 8") OR (7.36M X 5.68M)

Accessed via pedestrian door. Large glazed frontage onto the main Station Road. False ceiling with concealed lighting, power points, electric heater.

CHANGING ROOM

Smooth finished ceiling, wall light and curtain.

STUDIO (12' 4" MAX X 23' 10") OR (3.77M MAX X 7.27M)

Large smooth finished high ceiling, strip lights, aspect onto the side elevation through two UPVC double glazed windows. Modern consumer unit, single bowl single drainer sink unit with small work top to side and eye level storage cupboard over. Door providing access onto rear access.

OFFICE

Obscure UPVC double glazed window to rear. Smooth finished ceiling, strip light, electric heater, power points.

CLOAKROOM

Sub-divided into two areas with first having wall hung wash hand basin, tiled splash back and mirror, door leading to low level WC, extractor fan, ceiling light.

INNER HALL

Smooth finished ceiling, ceiling light, door providing access to rear and large storage cupboard.

GARAGE (25' 2" X 11' 10") OR (7.66M X 3.61M)

BUSINESS RATES

The NFDC website states that the Rateable Value for this premises is £12,000pa. The link to the relative website is <https://www.tax.service.gov.uk/business-rates-find/valuations/start/187898176>

DIRECTIONAL NOTE

From our office in Old Milton Road proceed to the traffic lights and turn right into Station Road. The shop is located on the left hand side.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

The resale tenure for this property is Freehold

GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1203 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.