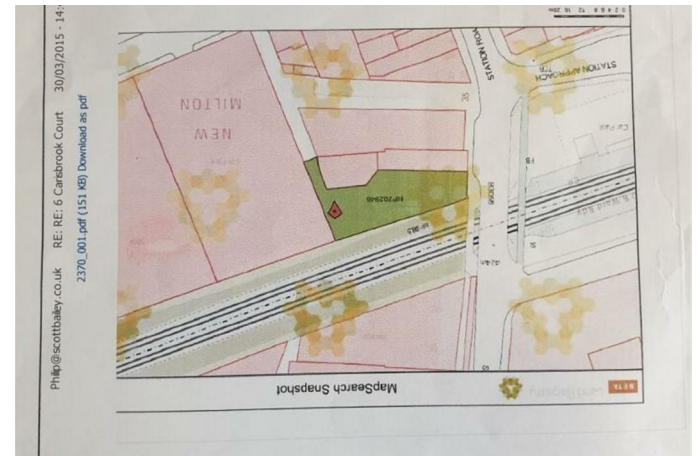




HUNTERS[®]

HERE TO GET *YOU* THERE

Station Road, New Milton, BH25 6HR | Best Offers Over £250,000
Call us today on 01425 272163



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS
HERE TO GET *you* THERE

An excellent opportunity to acquire a substantial freehold mixed-use commercial property in a prime town centre position in New Milton, Hampshire, just moments from New Milton railway station, in need of full refurbishment.

Situated on the highly sought-after Station Road, this prominent property benefits from strong pedestrian footfall, excellent visibility, and immediate access to national retailers including Morrisons, Domino's, Boots, Superdrug and M&S Food, making it an ideal location for a wide range of commercial occupiers. New Milton station is approximately 0.1 miles away, providing direct rail connections to Bournemouth, Southampton and London Waterloo, further enhancing the property's appeal for both customers and staff.

Arranged over basement, ground and first floors and extending to approximately 2,455 sq ft (228.1 sq m), the accommodation offers exceptional flexibility for owner occupiers, investors, or businesses seeking a combination of retail, office and residential/staff accommodation.

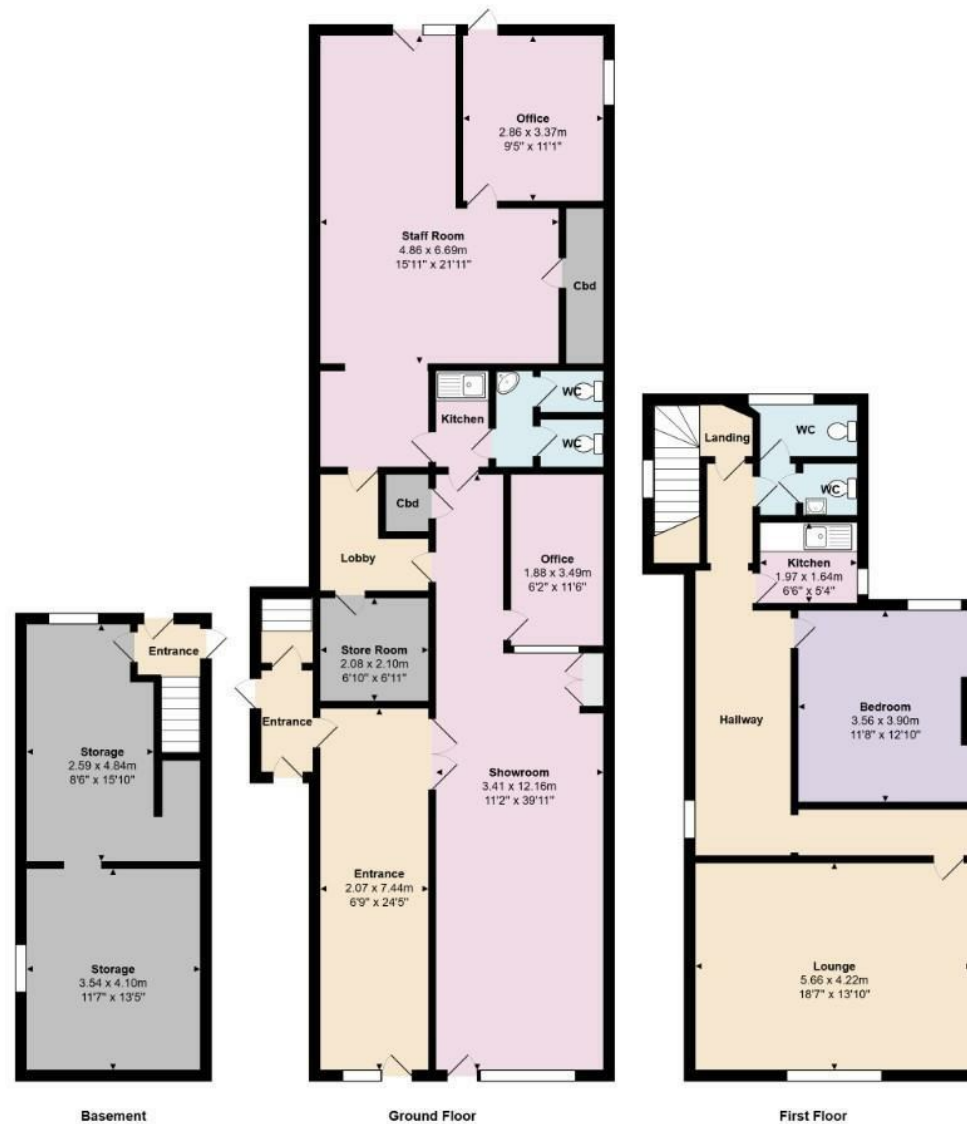
The ground floor currently comprises a large front showroom with prominent display frontage, office, lobby, kitchen, storage room and ancillary accommodation, together with a substantial rear staff room and additional office space. The basement provides further useful storage and ancillary space, ideal for stock, archive storage or operational use.

The first floor includes a spacious lounge, bedroom, kitchen, hallway and WC facilities, offering excellent potential for staff accommodation, private residential use (subject to any necessary consents), or additional office/consultation space.

There is also an extensive car park to the rear.

This is a rare opportunity to secure a versatile and prominently positioned commercial premises in one of New Milton's strongest trading locations, directly adjacent to the station and within the heart of the town centre.

Guide Price: £250,000 Freehold.



Total Area: 228.1 m² ... 2455 ft²
 All measurements are approximate and for display purposes only



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

302 Highcliffe, Dorset, BH23 5ET | 01425 272163 | highcliffesales@hunters.com

