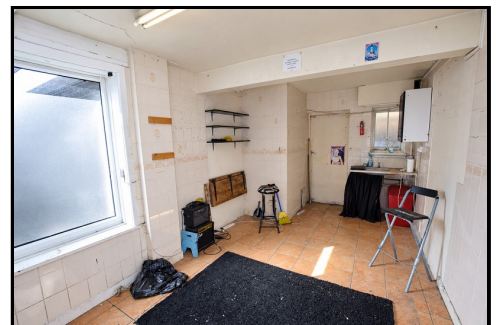
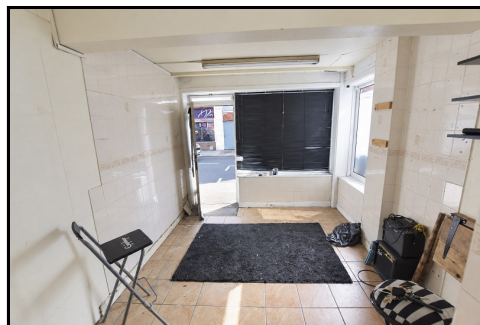




6 Whitefield Road, New Milton, Hampshire. BH25 6DF

£30,000



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





6 Whitefield Road, New Milton, Hampshire. BH25 6DF

£30,000

A lockup shop unit situated in an ideal location just off the main Station Road where Costa Coffee, Boots opticians and local supermarket Morrisons and M & S can be found. Public car park in nearby Osborne Road and close to mainline railway station.

MAIN TRADING AREA (15' 8" X 9' 4") OR (4.77M X 2.84M)

Single glazed window with matching door provides access to main shop with outside soffits for fascia signs with the front corner of the building jutting onto the pavement providing access to striking corner position with views down Whitefield Road. The property is located just off the main High Street and public car park is located in Osborne Road.

SHOP UNIT (6' 5" X 0' 0") OR (1.96M X 0.00M)

Two ceiling light points, power points, glazed window to rear providing rear access. Plumbing with sink and cold water tap, water meter, ceiling mounted cupboard provides access to electric meter and fuse box. Timber suspended floor with tiled covering. Walls are part tiled and part emulsion, telephone connection point to building and door to rear provides access to;

SEPARATE WC (4' 1" X 0' 0") OR (1.24M X 0.00M)

Accessed from the rear of the building via a timber door, benefits from low level WC and wash hand basin.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and continue until reaching Whitefield Road on the left. The shop unit will be found shortly on the right.

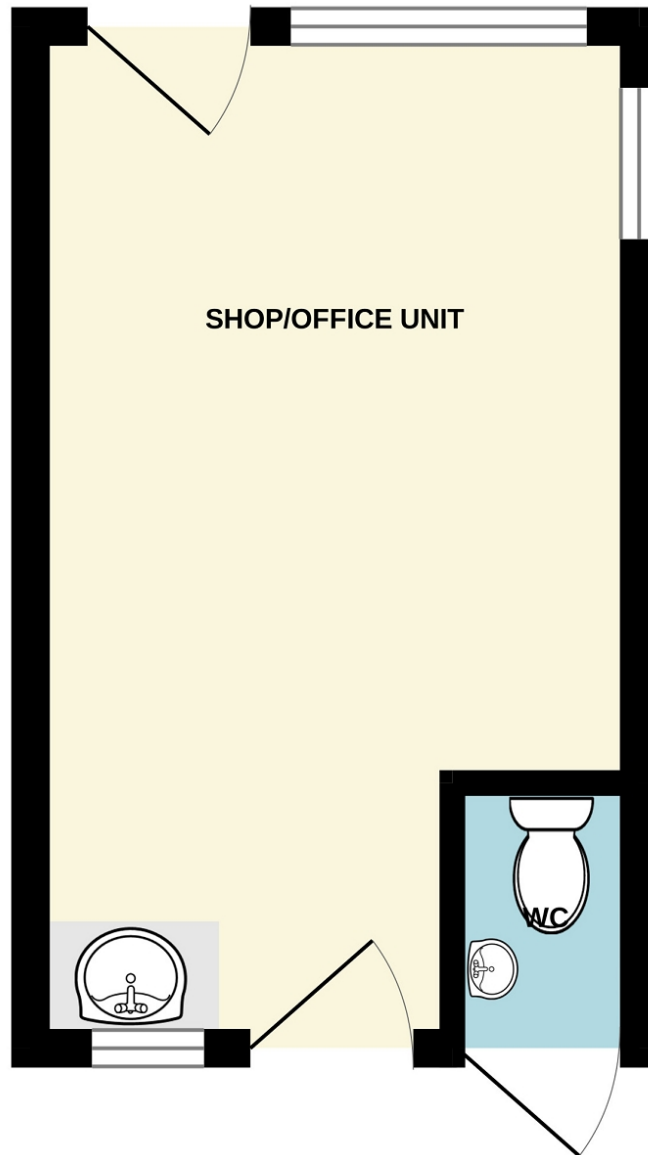
BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal The cost of these checks is £48 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.

EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
146 sq.ft. (13.5 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 146 sq.ft. (13.5 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.