



49 Old Milton Road, New Milton, Hampshire. BH25 6DQ

£269,950



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





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FREEHOLD FOR SALE - A well presented modernised double fronted lockup shop unit offering approximately 1000 sqft with adjoining commercial unit to the rear of the shop unit also offering 1000 sqft with vehicular access from Crossmead Avenue. The shop unit benefits from a UPVC double glazed shop window display facing Old Milton Road with public lay by parking adjacent. The premises are located in a prominent location in a busy shopping parade near to Tesco Express and a public car park in Crossmead Avenue. Seller is relocating.



SHOP UNIT (18' 11" X 18' 5") OR (5.77M X 5.62M)

Maximum depth 9.60 and narrows to 3.45. Smooth finished ceiling with numerous LED downlights, flush mounted ceiling speakers. Room benefits from two air conditioning units which provide heat or cooling to the shop area. Two additional Dimplex electric radiators. Numerous switches and sockets in a chrome finish throughout the shop unit itself, safety trip consumer unit and electric meter to front corner of unit. Reception desk which benefits from BT Open Reach and additional power points, Fire Alarm. door provides access to:

HALLWAY (38' 6" X 3' 0") OR (11.74M X 0.92M)

Rear hallway with smooth finished ceiling, numerous ceiling downlights and chandeliers also green emergency Exit lighting. Wall mounted electric heater with thermostat and time clock. Access to safety trip consumer unit, second electric wall mounted heater, wall mounted heat detectors, door provides access to coats/broom cupboard, door provides access to:

CLOAKROOM (7' 10" X 3' 5") OR (2.38M X 1.04M)

Smooth finished ceiling with LED light. Ceiling extractor, low level WC with push button flush. Wash hand basin with monobloc mixer tap, glass display shelf above and mirror. Additional bathroom fittings, door provides access to:

KITCHEN (11' 3" X 7' 9") OR (3.42M X 2.35M)

Smooth finished ceiling with LED downlights. Two Velux windows flood the room with natural light, double glazed window facing rear courtyard and locked opaque double glazed door providing rear emergency access if required. Comprehensive range of eye level and floor mounted kitchen units with Granite grey roll top work surfaces with stainless steel sink with swan necked mixer tap. Integrated full size dishwasher, space for under counter fridge, tiled flooring, wall mounted electric heater, power points, breakfast table.

TREATMENT ROOM (10' 0" X 15' 2") OR (3.05M X 4.63M)

Treatment Room One. Largest of all three with smooth finished ceiling, LED downlights, heat detector, flush mounted ceiling speakers, UPVC double glazed window facing rear aspect with fitted blind. Wall mounted electric heater beneath with thermostat and time clock. Numerous power points.

TREATMENT ROOM (9' 11" X 9' 3") OR (3.01M X 2.83M)

Treatment Room Two. Smooth finished ceiling, four LED downlights, heat detector, wall mounted electric heater with thermostat and time clock, two wall light points, power points.

TREATMENT ROOM (8' 8" X 7' 10") OR (2.64M X 2.40M)

Treatment Room Three. Smooth finished ceiling, LED strip light, heat detector, power points, wall mounted electric heater with time clock and thermostat, power points.

THE APPROACH

The Unit is approached via the shop units court yard or via Crossmead Avenue with driveway providing access to main front forecourt providing off road parking and in turn leads to the galvanised bi-fold door which provides access to:

GARAGE (20' 11" X 15' 7") OR (6.37M X 4.74M)

Suitable for three vehicles with ceiling light, blockwork walls, daylight panels under a pitched sectional roof with galvanised joists, access to electric meters and fuse boxes, ceiling light and door provides access to:

STUDIO (10' 10" X 15' 7") OR (3.31M X 4.74M)

Plaster board ceilings and walls. Numerous power points. Safety trip consumer unit, LED strip light lighting, Vinyl cushion flooring, access to storage cupboard, wall mounted electric heater, alarm system, door provides access to communal courtyard which belongs to the freeholder, Emergency lighting, heater detector. TV aerial. Recessed ceiling speakers, fire alarm panel and door provides access to:

KITCHEN

Range of roll top work surfaces with base units. Ceiling downlights, stainless steel sink with single drainer and swan necked mixer tap, wall mounted storage cupboards.

CLOAKROOM

Ceiling downlight, ceiling extractor, UPVC double glazed window facing rear aspect, modern white WC with push button flush. Pedestal wash hand basin, wall mounted heater, Vinyl cushion flooring. Emergency lighting. Heat detector. Emergency pull cord.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road continue down the road and proceed until reaching the premises which are just past Tesco Express on the left.

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.

BUSINESS RATES

Business rates for this shop unit are currently not known and may have to be revalued by the business rates department as the rear storage unit has not been banded.



TENURE

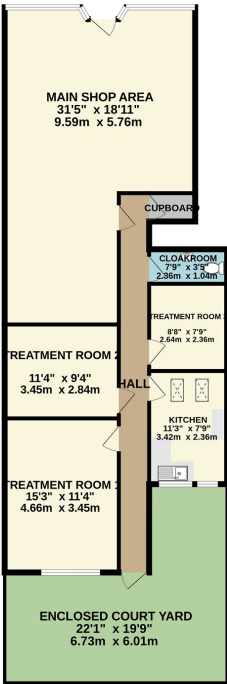
The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D58



GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



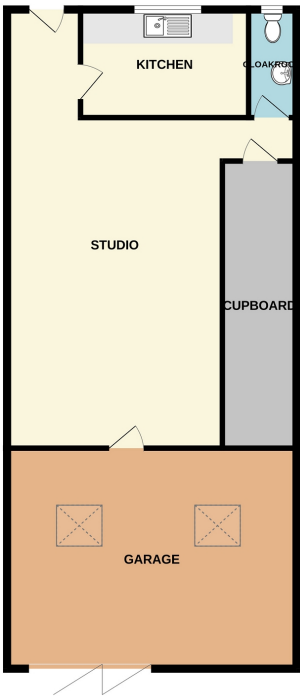
ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 1077 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



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TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

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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.