

56-58 Stopples Lane, Hordle, Hampshire. SO41 0GL

£2,200 Per Caldendar Month







Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777



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A well located Take Away premises with the added benefit of a refurbished two/three bedroom apartment over situated in the charming village of Hordle. Hordle parish at last records had a population of 5746 inhabitants and the village itself is going through a rapid and vast redevelopment plan at present which will only increase the population and potential business opportunities. Ideal for an owner run establishment or an already known enterprise for expansion, this is available on an initial 5 year term with a break clause at 3 years and rent reviews also at three years. The flat will benefit from a full refurbishment to include Kitchen, Bathroom, rewire and a new Air Source Heat Pump heating system.







TRADING AREA
Comprising a waiting room and serving counter with large window frontage and entrance door. Open plan catering Kitchen with burners, freezers, refrigerator and prep sink and areas adjacent.



REAR LOBBY
UPVC double glazed entrance door for the flat and take away premises. Stairs to first floor landing and door to:

GROUND FLOOR WC
Low level flush WC and wash hand basin, window to rear.

FIRST FLOOR FLAT

FIRST FLOOR LANDING
Access into roof space via hatch. Airing cupboard with hot water cylinder.



KITCHEN
Situated to the rear of the property and fitted with cupboard and drawer units with areas of laminate work surface over. Space for freestanding fridge/freezer. Inset electric hob with fan assisted oven. Breakfast bar style seating area with space for two/three persons. *information and CGI provided by Landlord, please confirm with agent for exact specification if interested*

BATHROOM
Due to be refitted with a white suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin and low level flush WC. Grey tiled walls and grey LVT flooring. UPVC opaque double glazed window to rear. *information provided by landlord and not yet in situ, please confirm with agent for exact details if interested*

BEDROOM 1
Situated to the front of the property and could also be used as a Living Room if desired. The room will benefit from new light oak effect LVT flooring and white walls and woodwork. *information provided by landlord, please reconfirm with agents if interested*



BEDROOM 2
Situated to the front of the property and benefitting light oak LVT flooring and white walls and woodwork. *information provided by landlord, please reconfirm with agents if interested*

BEDROOM 3
Situated to the side of the property and benefitting LVT light oak flooring, white walls and woodwork. *information provided by landlord, please reconfirm with agents if interested*

OUTSIDE
The outside of the property benefits from parking to the rear or an open courtyard style garden if desired.



GARAGE
Situated in a nearby block with metal up and over door.

RATEABLE VALUE
The property has a current rateable value of just £5500 due to a smaller retail Zone A classification. If Business Rates are payable it is at a currently reduced rate of 38.2p in the £. However it is likely that the premises would maybe qualify for 100% business rates relief depending on circumstances. Note: To get this 100% discount, the takeaway must be your business's only property, and you must apply for the relief through your local council if you haven't already done so.

LEASE
The premises is available on a 5 years FRI Lease with a break clause at 3 years and a rent review also at 3 years.

DIRECTIONAL NOTE
From our office proceed across the traffic lights onto Ashley Road following this through Ashley and onto Ashley Lane in Hordle. Just before the pharmacy take the right hand turn into Stopples Lane where the parade of shops will be found on your right hand side.

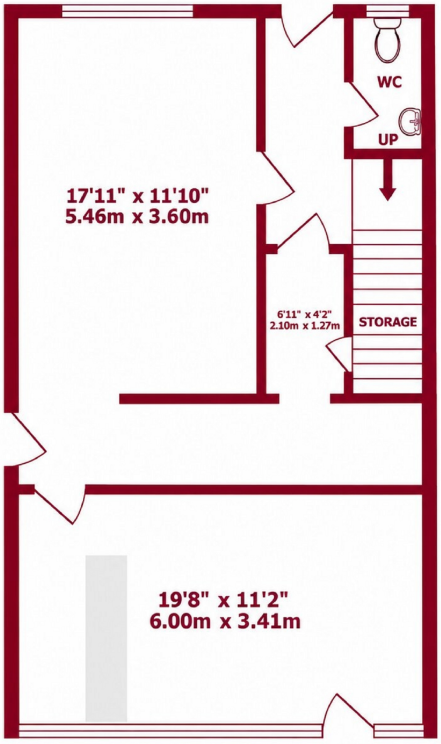
PLEASE NOTE
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred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

AGENTS NOTE
Some photos have been edited and virtually staged using AI. The physical properties of the rooms remain the same and this is only for presentation purposes.

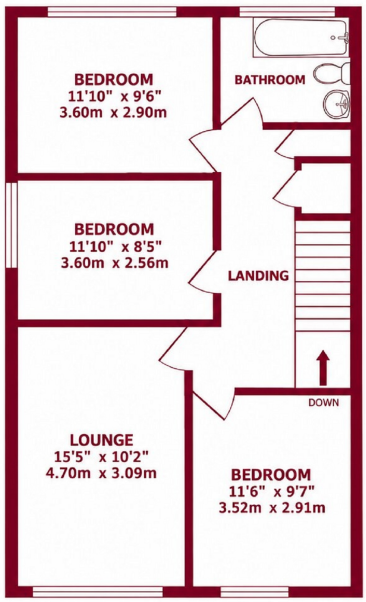
TENURE
The resale tenure for this property is

EPC RATING
The EPC rating for this property is

GROUND FLOOR/SHOP
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR/FLAT
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (121.9 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.