



280 Lymington Road, Christchurch BH23 5ET

£165,000

Mitchells

1963 — TODAY



Lymington Road, Christchurch

An opportunity to either lease or purchase a long lease on this spacious, modern showroom, situated on a busy throughfare at Highcliffe. Built within the last few years to a high standard, the showroom forms part of a small development in this popular retail/commercial setting.

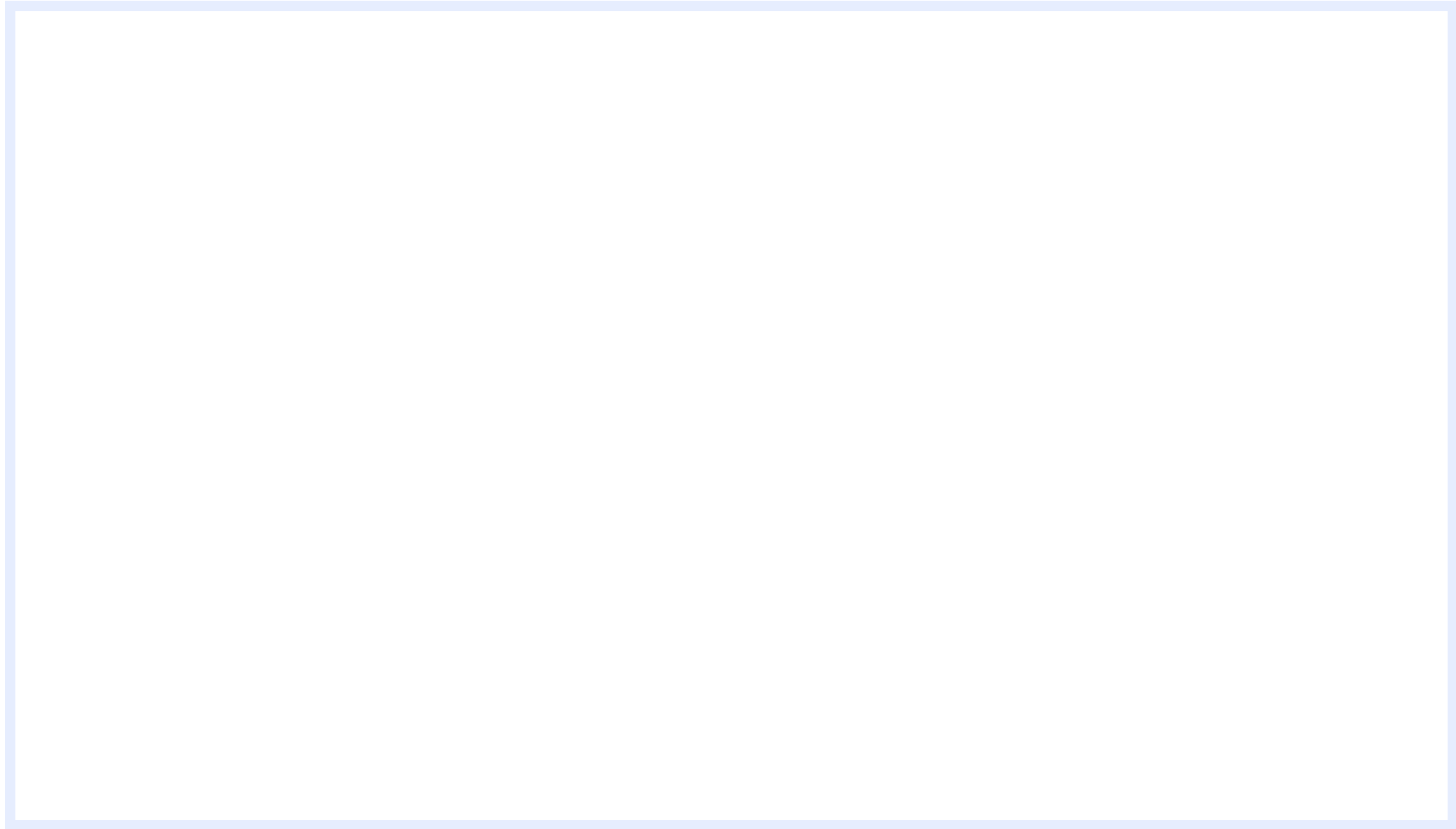
EPC BAND: A (17) (commercial)

Vacant possession

The Property

- Spacious main showroom area: approx 475 sqft with a frontage of approximately 18'
- Modern flooring, air conditioning and electrics
- Kitchen area 10'6"x 8' with sink unit, storage cupboards and space for a fridge, appliances etc
- The shop frontage is double-glazed, with a pair of modern welcoming casement doors providing access. There is a small area of garden/path to the front which leads out to the public footpath.
- Cloakroom: 7'2"x 7' with wash hand basin and disabled access fitments, extractor fan
- There is a plant cupboard with electric power as well as Wi-Fi and smart metres
- Local parking is available by way of on-street parking and public car parks.
- LEASEHOLD OPTIONS: Including medium-term leasehold or long-term (Remainder of 999 years) leasehold.
- TENURE: Available on either a leasehold basis at £12,000 per annum rental, on an FRI lease. Or the purchase of the remainder of a 999 year lease, at a quoting price of £165,000
- SERVICES: Mains water, electricity and drainage are available. Heating by way of electric air conditioning.

Location



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Highcliffe
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