



406c Lymington Road, Highcliffe, Dorset. BH23 5HE

£4,750 Annually



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

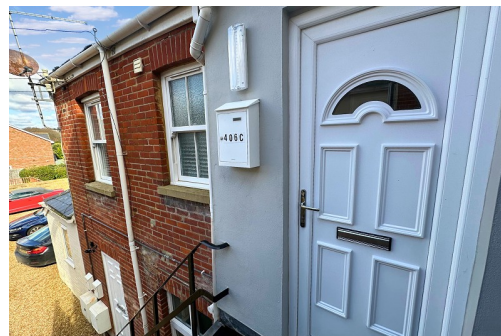




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A recently converted first floor town centre office/salon/studio space benefitting from an allocated parking space to the rear. The premises are beautifully bright with LED downlights, exposed beams and sash style windows and also have a Kitchenette and Shower Room. The premises are available on an initial 12 month license, details of which are available from the Agents on request and are outlined within our Letting particulars. The premises are available immediately.



ENTRANCE

From the Ground Floor a set of wrought iron steps rise to the first floor with a UPVC double glazed door leading into the unit.

OFFICE (15' 11" X 11' 0") OR (4.86M X 3.36M)

Main office space with exposed beams, inset LED ceiling spotlights, two UPVC double glazed sash windows to the front, hard wired smoke detector and emergency lighting, wall mounted Rointe Electric heater, access into the roof space via hatch with pull down timber ladder giving access to the hot water cylinder.

KITCHEN (5' 11" X 5' 9") OR (1.81M X 1.75M)

The Kitchen area is fitted with a range of handle-less base and wall mounted cupboard units with areas of laminate roll top work surface over, space for under counter appliance, inset stainless steel sink unit with mixer tap over. High level consumer unit

SHOWER ROOM

Fitted with a three piece suite comprising enclosed corner shower cubicle with rainforest shower head and hand shower attachment, inset wash hand basin with vanity unit beneath and tiled splash back and low level flush WC, wall mounted chrome ladder style towel radiator, inset LED ceiling spotlights.

ALLOCATED PARKING SPACE

The premises benefits from one allocated parking space in the car park behind.

SERVICE CHARGE

The premises will be liable for a contribution to the service charge (covering buildings maintenance, insurance and water) which is payable annually at the start of the license and is currently set at £600. The tenant will be expected to pay their own Business Rates (if applicable). Electricity charges will be based on metered usage, billed monthly by the Landlord and payable to the Landlord.

LEASEHOLD & MAINTENANCE FEES

The Landlord will accept tenants with a proven track record in business, references will be expected to be undertaken and financial capability proven. The Landlord will be happy to provide an initial 12 month License which can then be extended at the end of the term or a new longer term Commercial Lease put in place at the end of the first 12 month period.

A minimum three months deposit is expected to be held by the Landlord to cover any dilapidation's at the end of the tenancy. A rent deposit may also be agreed for new businesses without a proven track record, at the Landlord's discretion.

TERMS

The premises will have an operational restriction placed in the license that the business may only be operated between the hours of 8am to 9pm Monday to Saturday. Shorter Sunday hours may be permissible with negotiation.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

DIRECTIONAL NOTE

From our office proceed East along Lymington Road and just after the main traffic lights there is a turning on the left hand side in between the Bridal Shop and Pebbles. Turn in here and the property will be found at the first floor level on the right hand side.

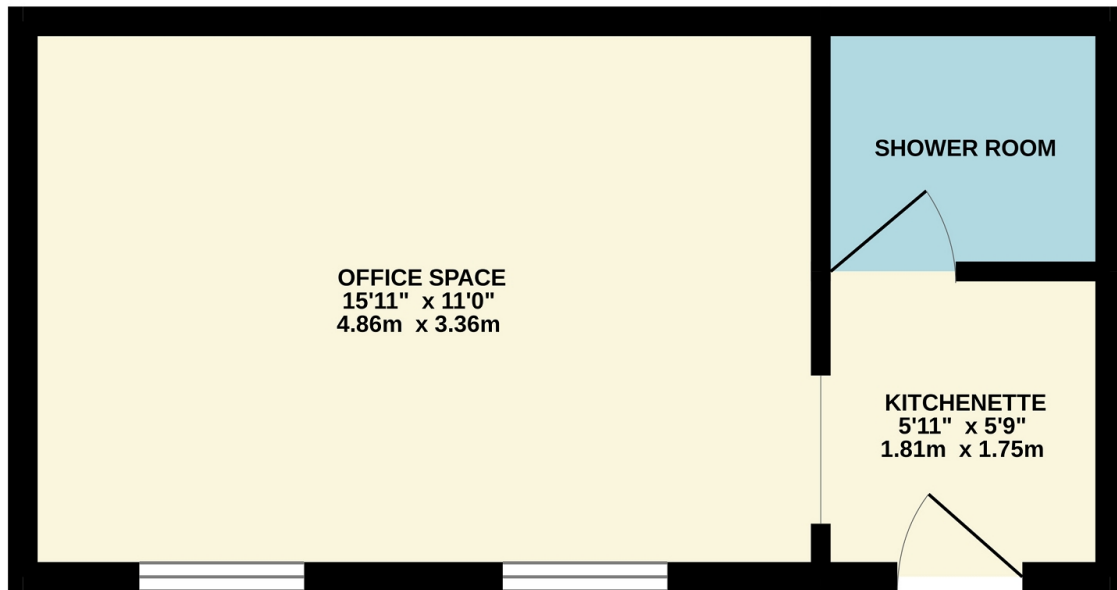
PLEASE NOTE

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.

EPC RATING

The EPC rating for this property is B46

GROUND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 240 sq.ft. (22.3 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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