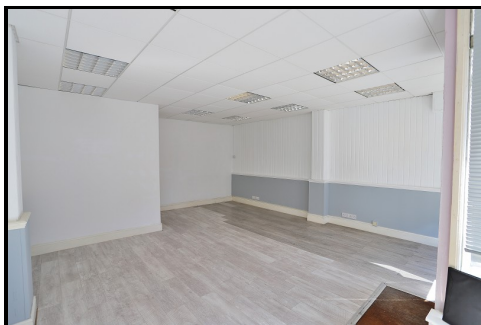




**406 Lymington Road, Highcliffe, Dorset. BH23 5HE**

**£6,495 Annually**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 277 777







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

**£6,495 Annually**

A superb double fronted shop unit of some 380 sq ft situated in the centre of Highcliffe having undergone a programme of redecoration and improvement works within the last 12 months or so and further benefitting from an allocated parking space to the rear. Available mid/end of February.

**ENTRANCE**

Centrally located, redecorated entrance door leading into the:

**MAIN SHOP AREA (22' 1" MAX X 17' 7" MAX) OR (6.74M MAX X 5.36M MAX)**

Double fronted and redecorated throughout with laminate wood flooring, ceiling grid lighting and double power points  
Door to the:

**CLOAK ROOM (6' 9" X 4' 9") OR (2.06M X 1.44M)**

Redecorated with a newly laid Vinyl floor, low level flush WC, wall mounted wash hand basin, Ariston hot water heater, display surface adjacent, high level wall mounted cupboard units, ceiling light point.

**CAR PARKING**

One allocated space to the rear, second in from the end on the right hand side.

**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 either an initial 12 month License or a Commercial Lease which will be outside of the Landlord and Tenant Act. Tenants Service charges are calculated as 25% of the overall costs and for the period of 2024 are as follows:

- Water Annually - £100.00
- Annual Service Charge - £562.50
- Buildings Insurance Contribution - £200.00
- Tenant to have Phone/broadband, Electric and any additional Utilities in their own name

**DEPOSIT - DPS**

A deposit equal to One Quarter's rent will be provided by the tenant for Dilapidation's at the start of the tenancy and placed into the Landlord's Deposit Protection Scheme. A further Rent Deposit may be requested depending on the ingoing Tenants circumstances.

**DIRECTIONAL NOTE**

from our office in Highcliffe proceed East along Lymington Road and just over the main traffic lights the premises will be found and numbered.

**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.

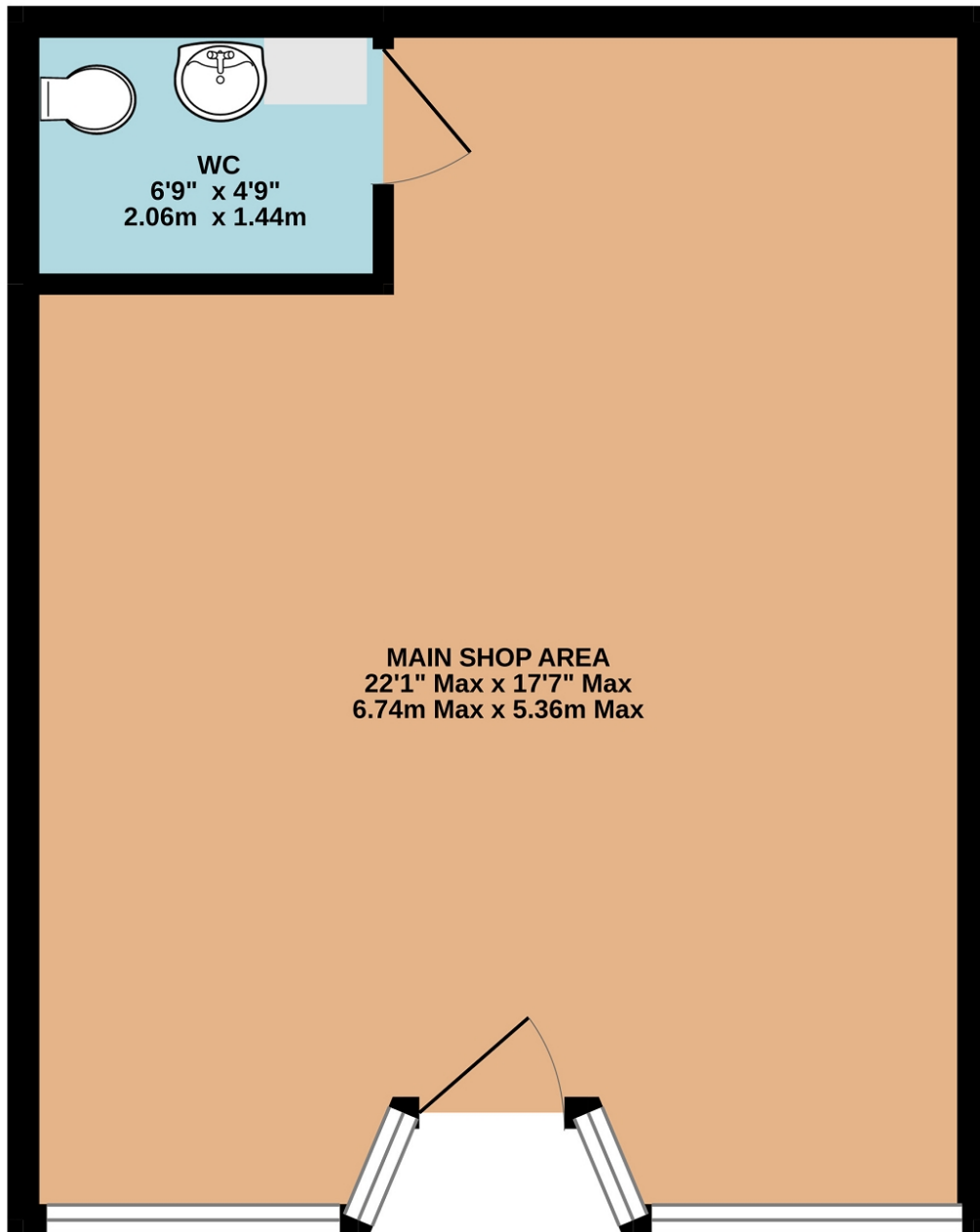
**TENURE**

The resale tenure for this property is

**EPC RATING**

The EPC rating for this property is

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 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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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.