



318 Lymington Road, Highcliffe, Dorset. BH23 5EY

£6,250 Per Annum



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





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A centrally located Former Barber Shop available TO LET from Mid November 2026. Alternative uses will be considered. The Landlord wishes for a 5 year lease on a repairing and insuring basis with each party paying their own legal costs, a break clause may be considered at 3 years.



COVERED ENTRANCE

painted single glazed door leads into the:

MAIN SHOP AREA (19' 7" X 14' 8") OR (5.96M X 4.46M)

narrowing to about 2.1m at the rear, irregular shape so average measurements. Ceiling lighting and inset down lights,large single glazed window to front. Door to:

REAR LOBBY (6' 5" X 3' 8") OR (1.95M X 1.12M)

ceiling light point, currently has a sink unit and work surface and some cupboards on the wall. Single door to rear and door to:

CLOAKROOM/W.C (3' 6" X 2' 5") OR (1.07M X 0.74M)

wall mounted wash hand basin and low level flush WC, ceiling light point, single glazed window to rear.

LEASEHOLD & MAINTENANCE FEES

The Landlord is seeking a three year lease term as a minimum on a repairing and insuring basis with ideally a five year term with a three years (tenants only) break clause. Deposit to equal one quarter's rent.

RATEABLE VALUE

The premises have a current rateable value of £3750 per annum and there are various opportunities to reduce the amount of business rates you may pay depending on the business in situ. However if this is your sole business premises you may be entitled to small business rate relief. The intending tenant is responsible for checking the amount that they will be liable for.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our office proceed West on foot for around 50 yards where the premises will be found on the corner of Bucehayes Close and Lymington Road.

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.

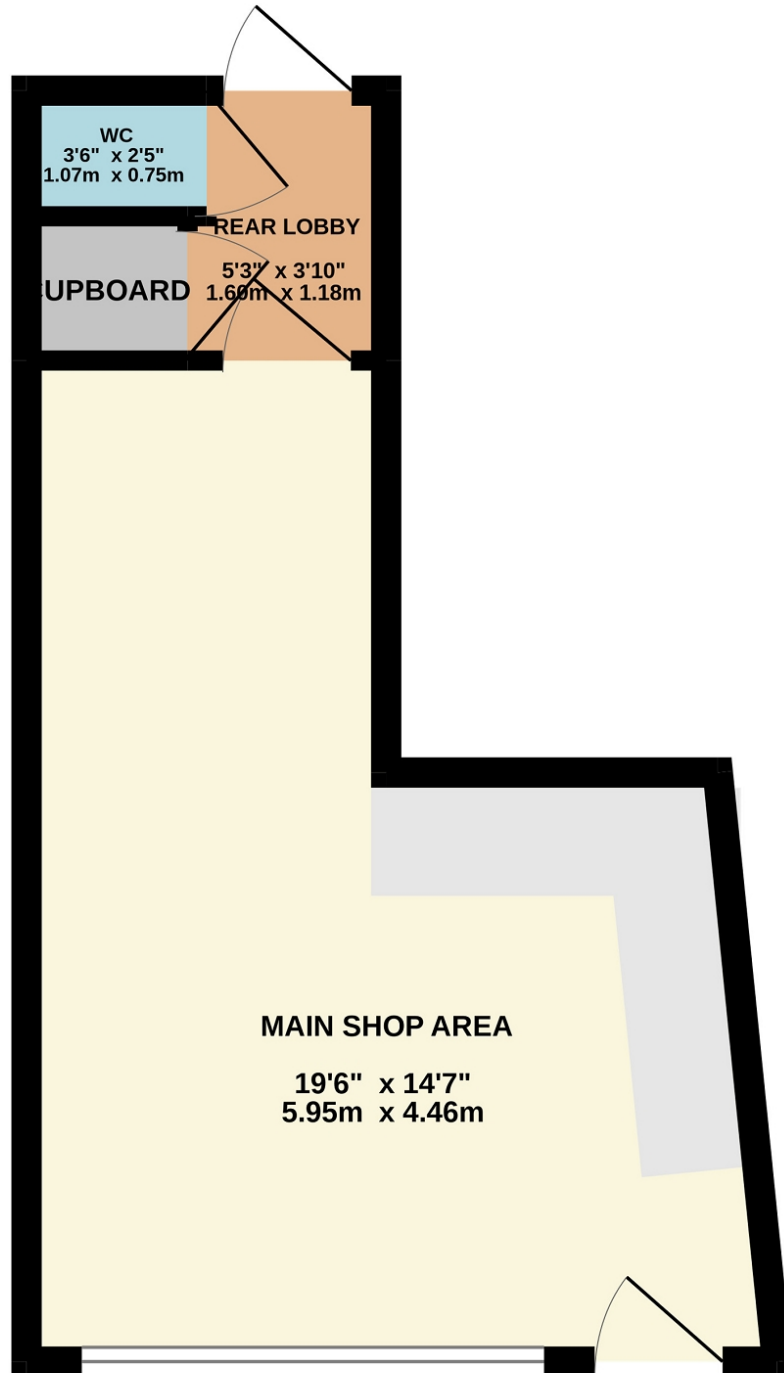
TENURE

The resale tenure for this property is

EPC RATING

The EPC rating for this property is

GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 254 sq.ft. (23.6 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.