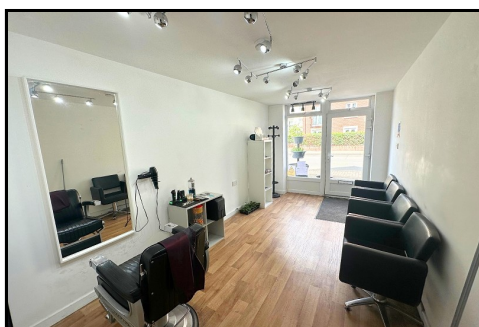




389 Lymington Road, Highcliffe, Dorset. BH23 5EG

£5,400 Per Annum



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





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£5,400 Per Annum

A well located lock up shop located in a busy location opposite Tesco express next to the popular Paddle Restaurant and Highcliffe Sports and Social Club. The unit is available immediately with keys held with sole agent.

OUTSIDE

Public foot path provides access to shop forecourt, shop front benefits from UPVC double glazed door with matching side screen with two window openers above. Door provides access to:

MAIN SHOP AREA

5.37m x 2.63m
Smooth finished ceiling, three ceiling light points, mains voltage smoke detector, numerous power points, Vinyl wood effect cushioned flooring, square opening provides access to rear stock room.

REAR STOCK/STAFF ROOM

4.08m x 2.76m
Smooth finished ceiling, two ceiling light points, kitchenette area with stainless steel sink with swan necked mixer tap set into roll top work surface with storage cupboard beneath. Double opening cupboard provides access to electric meter with fuse board above, continuation of wood effect Vinyl flooring. Door to Cloakroom and door to understairs storage cupboard which houses the Ariston electric water heater.

CLOAKROOM

1.56m x 1.10m
Ceiling light, wall mounted extractor, smooth finished ceiling, low level WC with push button flush, wash hand basin with monobloc mixer tap. Continuation of wood style Vinyl flooring.

BUSINESS RATES

Business rates for this shop unit are currently £4,550.00 Per annum. This is not the full amount you will pay. This rateable value is used to calculate your rates bill. Due to the size of this unit you are likely be allowed small business rate relief as the rateable value of the property is less than £12,000. Currently (May 2026) you will not pay business rates on a property with a rateable value of £12,000 or less if this is the only premises you are trading from.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

EPC

The property has an energy performance rating of Band (B) (Valid until 2032). The full Energy Performance Certificate and Recommendations Report are available on request.

TENURE

A new full repairing lease with terms to be negotiated at a rental of £5,400 per annum plus buildings insurance at approximately £185 being 12.89% of the shop total (shops 60%, residential 40%).

Upwardly rent reviews on a 3-yearly basis.

A three month rent deposit is to be held throughout the duration of the term for any startup businesses.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction down the High Street towards the traffic lights. On the main traffic lights you will find the premises on the right hand side as shown in our pictures.

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.

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.comThe 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.

InternalPropertyPhoto

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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.