



TO LET

Retail unit

552 sq.ft

(48.52 sq.m)

Unit 57 Station Road, New Milton, Hampshire, BH25 6HY

- Well positioned Class E Premises
- Suitable for a variety of uses
- Highly Sought after location in popular market town
- Nearby Occupiers include Vision Express, Specsavers, Cancer Research, Superdrug, Morrisons and Pets Corner

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Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	394	36.62
Office	78	7.25
Store	50	4.65
TOTAL	522	78.52

Description

The subject property consists of a single fronted shop with open sales area, kitchenette and WC. The premises is currently laid out as a letting office, however, would be suitable for various uses (stp) the walls separating the sales area from the offices could be removed to create a larger sales floor (subject to consent).

There is a rear door leading to a rear parking area for deliveries/loading. Parking may be available by separate negotiation. Outgoing business unaffected due to relocation

Rent

£13,000 per annum exclusive.

Rates

Rateable value of £10,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant



Energy Performance

Unit 57 has an EPC Rating of B45. Further information available upon request

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:



Primmer Olds B&S

Ben Simpkin 07871 373069
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