

TO LET

Retail Unit in Highcliffe Town Centre

at

411 Lymington Road
Highcliffe
Christchurch
BH23 5EN

- ◆ Busy main road location
- ◆ Customer layby parking to front
- ◆ 2 on-site car spaces
- ◆ 1,030 sq ft shop
- ◆ 23' street frontage
- ◆ New lease
- ◆ Rent **£12,500** per annum exclusive
- ◆ No rates payable, subject to status



Reference: SGC/30143

LOCATION

This property is well located on this busy main thoroughfare on the southern side of Lymington Road between the junctions with Sea Corner (Waterford Road) and Stuart Road and immediately adjacent the Old Police Station.

The shop forms part of a modern purpose built development with shops and flats over and on site car parking at the front.

There is a good mix of retailers, professional offices and restaurants/café's in the immediate vicinity and the Tesco Express only 50 yards away.

The shop forms part of Highcliffe House, an attractive development of 3 shops and flats over.

ACCOMMODATION

Shop

Internal Width 21' 6"
Internal Depth 47'
Retail Area 1,030 sq ft

Currently divided into shop
437 sq ft and store 593 sq ft

Cloakroom/WC - with wash
hand basin

Kitchen



Outside – one designated car space
to the rear and one on the forecourt



BUSINESS RATES (source: www.voa.gov.uk)

Rateable value - £11,250 (April 2023 – present)

Small Business Rates Relief may apply (subject to status)

LEASE

The premises are offered by way of a new effectively full repairing and insuring lease, terms to be agreed, at a commencing rent of **£12,500** per annum exclusive, subject to periodic reviews.

ENERGY PERFORMANCE CERTIFICATE

Awaiting details

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -



Steve Chiari

stevec@nettsawyer.co.uk

01202 550245

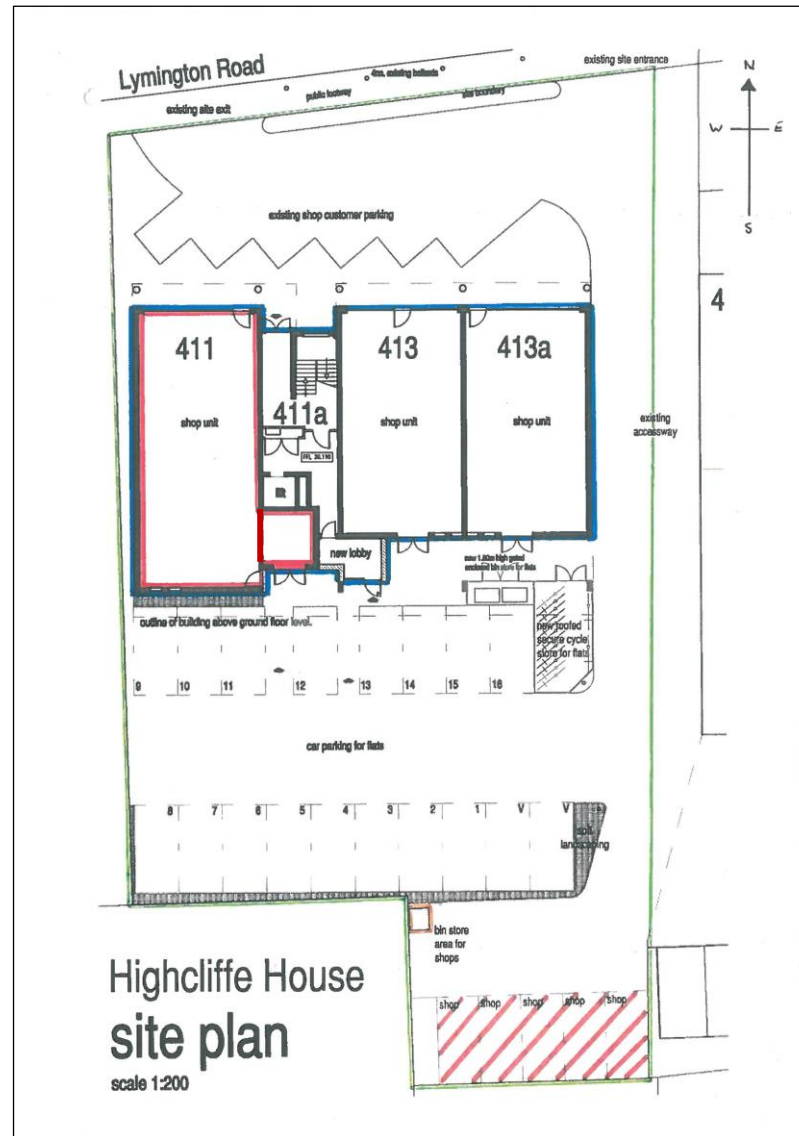
CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Note: two designated car spaces to rear



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