

To Let

59 Station Road, New Milton BH25 6JA



For further information please contact: -

Chris Wright
T: 0117 988 5254
E: chris.wright@avisonyoung.com

Sue Fermandel
T: 0117 988 5228
E: sue.fermandel@avisonyoung.com

February 2019
Subject to Contract

Description

New Milton is a market town on the edge of the New Forest approximately 6 miles west of Lymington and 12 miles east of Bournemouth town centre. The premises are at the junction of Station Road and Ashley Road opposite **Vision Express** and **Boots the Chemist** and close to **British Heart Foundation**, **Hays Travel**, **Card Factory** and **Morrisons Supermarket**.

Accommodation

The premises are arranged on ground and first floor. The lease has the benefit of 4 car parking spaces to the rear.

Floor Areas	Sq m	Sq ft
Ground floor sales	206	2,212
Ground floor ancillary	43	463
First floor	75	807

Tenure

The premises are held on the residue of a lease to expire June 2027 subject to rent review in June 2020 at a current rent of £44,500 pa.

The premises are available by way of assignment or under lease.

Business Rates

We understand that the property is assessed as follows: -

2017 Rateable Value £37,000
UBR (2017/2018) 49.3p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

Planning

The premises have the benefit of A2 Planning Consent although prospective purchasers should make their own enquiries.

Legal Costs

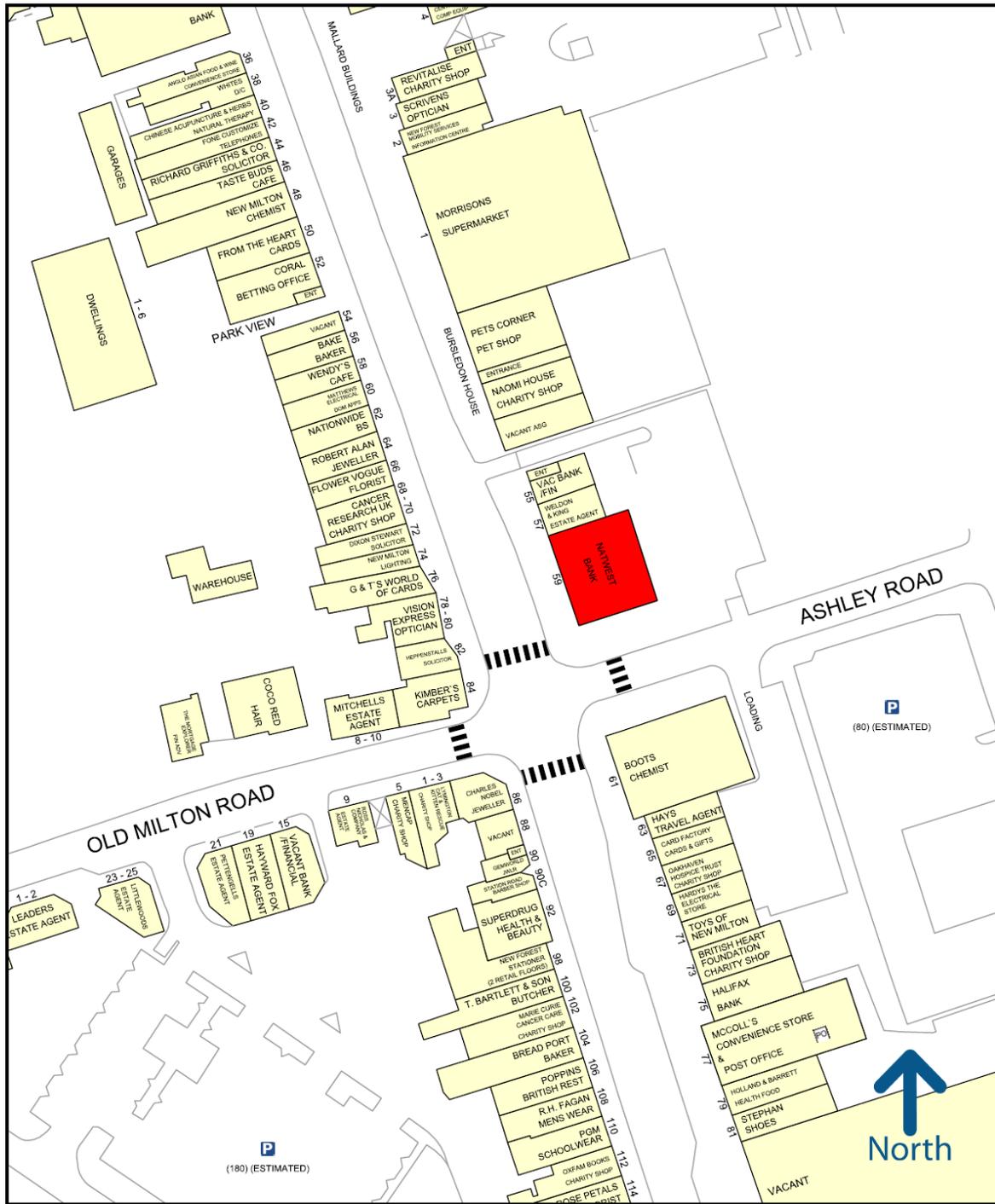
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of E107.

VAT

VAT if applicable, will be charged at the standard rate.



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