



TO LET

NEW COMMERCIAL UNIT

69 Sq.M.
(739 Sq.ft.)

370 Lymington Road
Highcliffe
Christchurch
BH23 5EZ

Highcliff Travel

01202 986900

TO LET
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DESCRIPTION

This newly formed commercial unit occupies a prominent position on Lymington Road in Highcliffe, a popular and affluent location serving Christchurch and the wider New Forest area.

The property provides modern, open-plan accommodation extending to approximately 69 sq m (739 sq ft)

The front open-plan area measures approximately 7.9 Metres x 6.3 Metres and benefits from excellent natural light via the glazed shopfront.

The rear includes a kitchen with sink, worktop and base cabinets, a separate storage cupboard, and a WC with disabled provision, served by an electric water heater.

The unit is fitted to a high standard and includes new laminate flooring, suspended ceilings with integrated LED lighting, air conditioning, and mechanical extract.

The property benefits from two entrance doors and one allocated parking space to the rear.

LOCATION

370 Lymington Road is located in the heart of Highcliffe, Christchurch and is exceptionally well-served by local bus routes and nearby rail connections. Hinton Admiral station sits on the main line between London Waterloo and Weymouth, with hourly services to Bournemouth, Southampton, and London.

RENT

£12,500 per annum exclusive of VAT, insurance, business rates and service charge where applicable.

TENURE

Available by way of a new Full Repairing and Insuring lease for a term to be agreed.

PLANNING

We understand the property has consent for Class E (Commercial). Interested parties are advised to make their own enquiries with the Local Planning Authority.



EPC

To be confirmed

BUSINESS RATES

To be confirmed

Eligible occupiers may benefit from having a significantly reduced liability for Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

SERVICE CHARGE

A service charge of £1,000 per annum is payable

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken, and appliances have not been tested. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract.



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