

Shop 11, Mallard Buildings, Station Road, New Milton, BH25 6HY

Ground Floor Town Centre Shop Unit

1014 sq ft

(94.20 sq m)

To Let



LOCATION

New Milton is a busy Hampshire south coast town, approximately 6 miles west of Lymington and 6 miles east of Christchurch, with a population of approximately 25,717 (Source: 2011 Census).

SITUATION

The premises occupy a prime central trading position fronting Station Road, being the main shopping street in the town centre, with other nearby traders including Morrisons, Scrivens Opticians, Subway, Kamson's Pharmacy, Scope, Boots Opticians and Costa.

DESCRIPTION

The premises comprise a ground floor retail unit benefiting from a full width glazed frontage to Station Road, with a recessed front entrance door, leading to an open plan sales area, benefiting from suspended ceiling with fluorescent lighting.

The rear section is currently partitioned to provide a separate stockroom area with separate WC. To the rear are two reserved parking spaces within the shared rear car park.

ACCOMMODATION

Gross Frontage	20' 1"	(6.12 m)
Net Frontage	19' 3"	(5.87 m)
Internal Width	19' 6"	(5.94 m)
Shop Depth (max)	51' 9"	(15.77 m)
Net Sales Area	1014 sq ft	(94.20 sq m)
Separate WC		
Outside 2 Parking Spaces		

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year of the term. There is a service charge payable towards the maintenance and upkeep of the common area.

RENT

£19,000 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £14,750.*

Rates payable for year ending 31/03/22: £7,360.25.**

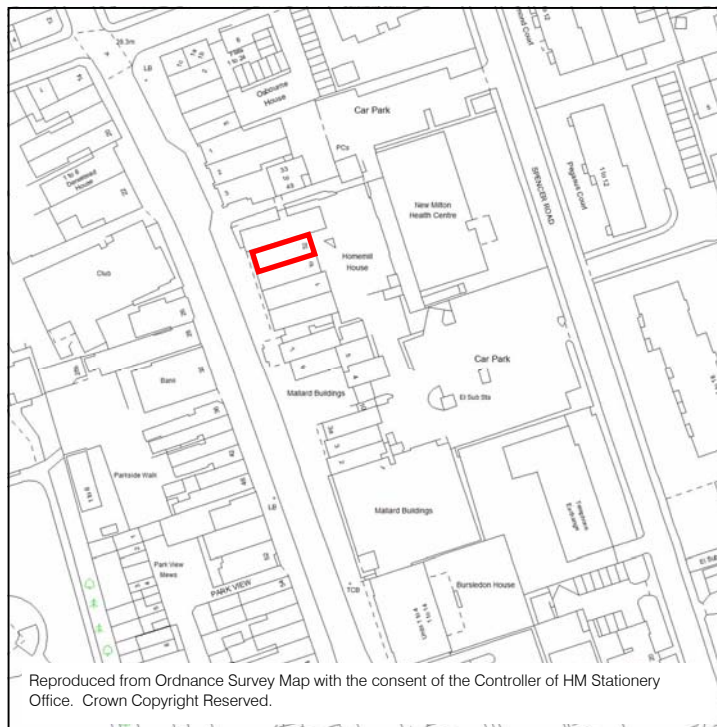
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



PLANNING

The premises were previously used for Class A1 (retail) use, but can be used for Class E (commercial, business and service uses). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council Planning Department, Appletree Court, Lyndhurst, SO43 7PA. Tel: 02380 285000.

ENERGY PERFORMANCE

The property has an EPC rating of C62.

VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577.

Ref: SML/JW/18309-11

CODE FOR LEASING BUSINESS PREMISES

As a RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

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