

## To Let

### Substantial Retail Premises

**400 Lymington Road  
Highcliffe  
Dorset  
BH23 5HE**



#### LOCATION

The popular coastal town of Highcliffe is situated midway between Christchurch and New Milton and provides retail and professional services to the surrounding affluent residential area.

The town's retailers also benefit from the influx of tourists to the region during the summer months.

Highcliffe is characterised by a good selection of independent retailers trading alongside national names including Co-op, Tesco Express, Nationwide, Hays Travel, Coral and Winkworth Estate Agents.

Highcliffe also has a burgeoning foody scene with a celebrated annual food festival and a number of notable eateries including Raymond Blanc's The Oaks Pub Brasserie which opened in 2019.

The subject premises occupy an extremely prominent corner trading location in the main shopping thoroughfare at the junction of Lymington Road and Gordon Road

#### DESCRIPTION

The property, which has become available for the first time in many years, comprises a substantial retail unit which benefits from a rear loading bay accessed off Gordon Rd.

#### ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Internal Width (max): 38'11" 11.86 m

Widening to: 45'3" (13.80 m)  
after 44'9" (13.64m)

Shop Depth: 87'4" 26.62 m

**Net Sales Area: 3,477 sq ft 323.14 sq m**

Built Depth (approx.): 98'0" 29.88 m

**Ancillary: 424 sq ft 39.4 sq m**

**TOTAL NET AREA: 3,901 SQ FT (362.54 SQ M)**

#### TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£37,500** per annum, exclusive.

The lease will incorporate upwards only rent reviews every 5 years.

tel: **01202 887555** web: **www.williscommercial.co.uk**

Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

## RATES

Rateable Value: To be reassessed.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Ordered and awaited.

## VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

## CONTACT

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