

**TO LET**  
**A1 RETAIL PREMISES**  
**548 SQ FT**



**RETAIL**

**goadsby**

**5 OLD GREEN PARADE**  
CHRISTCHURCH ROAD, NEW MILTON, HAMPSHIRE, BH25 6QA

## Location

The premises occupy a prominent position fronting the A337 Christchurch Road, approximately 1 mile from New Milton Town Centre. Nearby occupiers include **GREGGS, ONE STOP, CHICKENLAND, THE WHEATSHEAF PUBLIC HOUSE** together with a **LAUNDERETTE, BAKERY, NEWSAGENT, PHARMACY, INDIAN TAKEAWAY** and **CHINESE TAKEAWAY**.

## Description

A well-presented A1 retail premises which forms parts of an established parade. The premises consists of a main sales area with 2 partitioned rooms which can be opened up to form a larger space. The rear of the unit provides further storage/office space & a W/C with wash hand basin. The property provides 1 allocated parking space which is accessed via a gravel road from Southern Lane.

## Summary of Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Ground Floor sales	50.97 sq m	548 sq ft
Rear office/store	9.64 sq m	104 sq ft

Internal width	5.35m	17'5"
Shop depth	10.21m	33'4"

W/C with wash hand basin

## Outside

1 allocated parking space  
Customer car parking by way of a communal car park

## Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£8,000 per annum**, exclusive of all other outgoings.

## Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £7,300  
Rates payable at 48p in the £ (year commencing 1st April 2018)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

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

## VAT

We have been advised by the client that the premises is not elected for VAT.

## EPC Rating

C - 63



## Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



## Important

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form 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, to the structural integrity of the premises and condition/working order of services, plant or equipment.

