

Prime shop to let.

Lymington, 120 High Street.

SO41 9AQ.



Coastal tourist location.

Strong market town.

Potential for outside seating.

Contact.

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Location.

Lymington is a historic, coastal town located in New Forest. The picturesque harbour and colourful high street attracts tourists all year round whom can also now benefit from day trips to the Isle of Wight. Lymington Charter Market features every Saturday driving further footfall to the town centre.

The property is located at the harbour end of the high street near to **Crew Clothing, Henri Lloyd, Quba & Co, JoJo Maman Bebe, The Cornish Bakery** and **Helly Hansen**.

Accommodation.

Net internal floor areas:-

Basement Ancillary	46.73 sq m	503 sq ft
Ground Floor Sales	90.85 sq m	978 sq ft
First Floor Sales	31.77 sq m	342 sq ft
First Floor Ancillary	24.61 sq m	265 sq ft
Second Floor Ancillary	27.49 sq m	296 sq ft

Rent.

£38,000 pax.

Business Rates.

Rateable Value £26,000

UBR (2021/22) 49.9p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 023 8028 5893.

Lease Term.

A new lease for a term to be agreed.

Planning.

The property is Grade II Listed.

Energy Performance Certificate.

Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2021

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