

Primmer Olds B.A.S

# TO LET

## Extensive retail unit

62 BROOKLEY ROAD, BROCKENHURST, HAMPSHIRE, SO42 7RA



## KEY FEATURES

- Net Internal Area 318.26 sq m (3,426 sq ft)
- Bustling character village
- Nearby occupiers include, a florist, an opticians, a cafe and a restaurant
- Public car park nearby
- Mainline train station
- Within New Forest National Park

Call us on 023 8022 2292 or 01202 013015 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B.A.S  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

# 62 BROOKLEY ROAD, BROCKENHURST

## DESCRIPTION

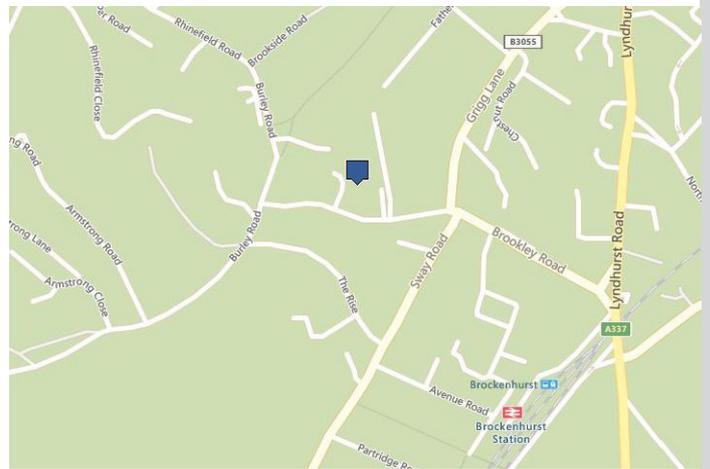
Brockenhurst is the largest village by population within the New Forest, Hampshire, and is located 13 miles west of Southampton via M27 and 19 miles east of Bournemouth via A35.

The area attracts a lot of tourists due to its location within the National Park and the New Forest & Hampshire Country Show being hosted in the village.

Brockenhurst mainline station can be accessed within a 7 minute walk of the subject property.

The village consists of a range of local occupiers including a florist, an opticians, a cafe and a restaurant. There is also a Tesco Express positioned opposite the property.

The retail unit comprises an extensive sales area with a rear store currently arranged to include toilet facilities and an office.



## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Net Sales	2,830	262.95
Rear Store	595	55.31
<b>Total Net Internal Area</b>	<b>3,426</b>	<b>318.26</b>

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## PLANNING

We understand the current permitted use to be A1 (Retail). All parties are advised to make their own enquiries of the local authority.

## RATES

Rateable Value £34,750\*

Source - voa.gov.uk

The 2019/2020 standard multiplier is 0.491 (49.1p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating B35

## TERMS

Available by way of an effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£31,000 per annum** exclusive of rates, VAT (if applicable) and all other outgoings.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292 OR 01202 013015



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**Luke Umansky**  
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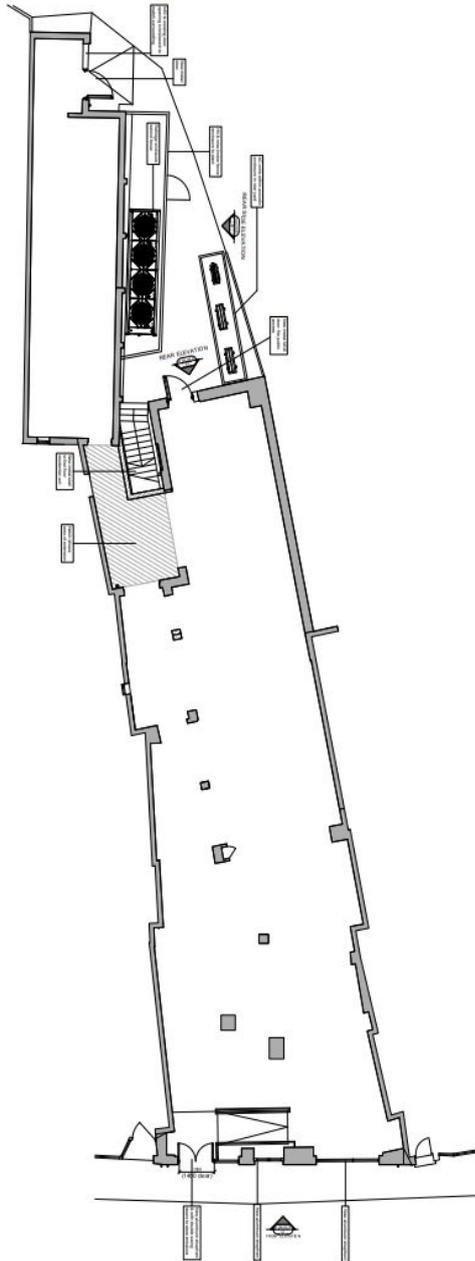
**Duane Walker**  
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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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## FLOOR PLAN



For identification purposes only, not to scale and not to be relied upon.



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