



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 23 OLD MILTON ROAD NEW MILTON HAMPSHIRE BH25 6DQ



### Ground Floor Offices/Shop TO LET

- Front and rear offices
- Total area: 859 sq.ft. (79.8 sq.m.) approx.
- Large corner building

**Available at a  
rental of  
£18,500 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

This prominent corner position ground floor lock up shop / office is located close to the junction of Old Milton Road and Station Road in the centre of New Milton. The majority of the occupiers in the immediate vicinity are Class A2 office occupiers including several estate agents.

The accommodation comprises ground floor front office with partition wall to rear office and separate cloakroom.

## ACCOMMODATION

Front Office: 29'4"max x 20'3" Max  
8.94m max x 6.16m max  
Rear Office: 21'0" max x 14'6" max  
6.41m max x 4.43m max  
**Total area: 859 sq.ft. (79.8sq.m.) approx.**

## RATEABLE VALUE - £12,250

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## EPC RATING—C-54

## TENURE

Available on a new lease with terms to be negotiated at a rental of £18,500 per annum

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

## PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

## LEGAL FEES

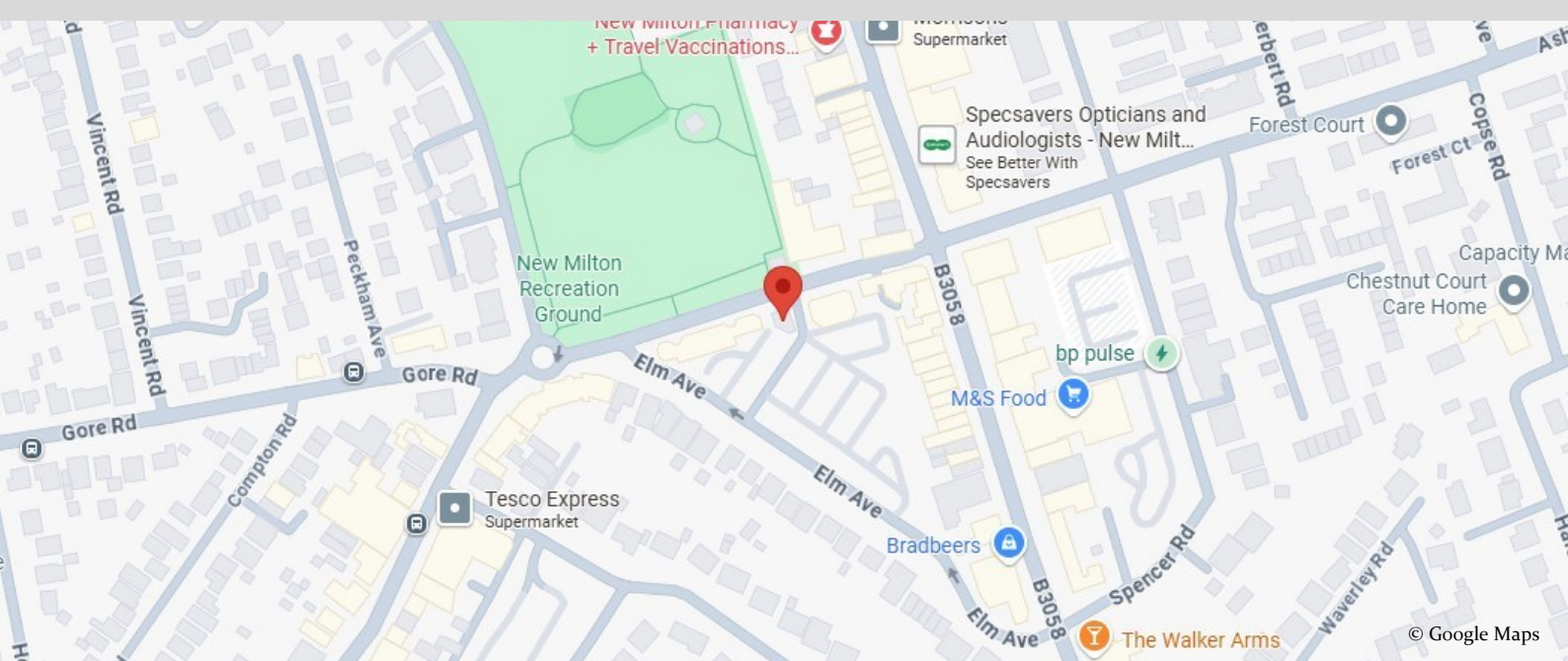
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

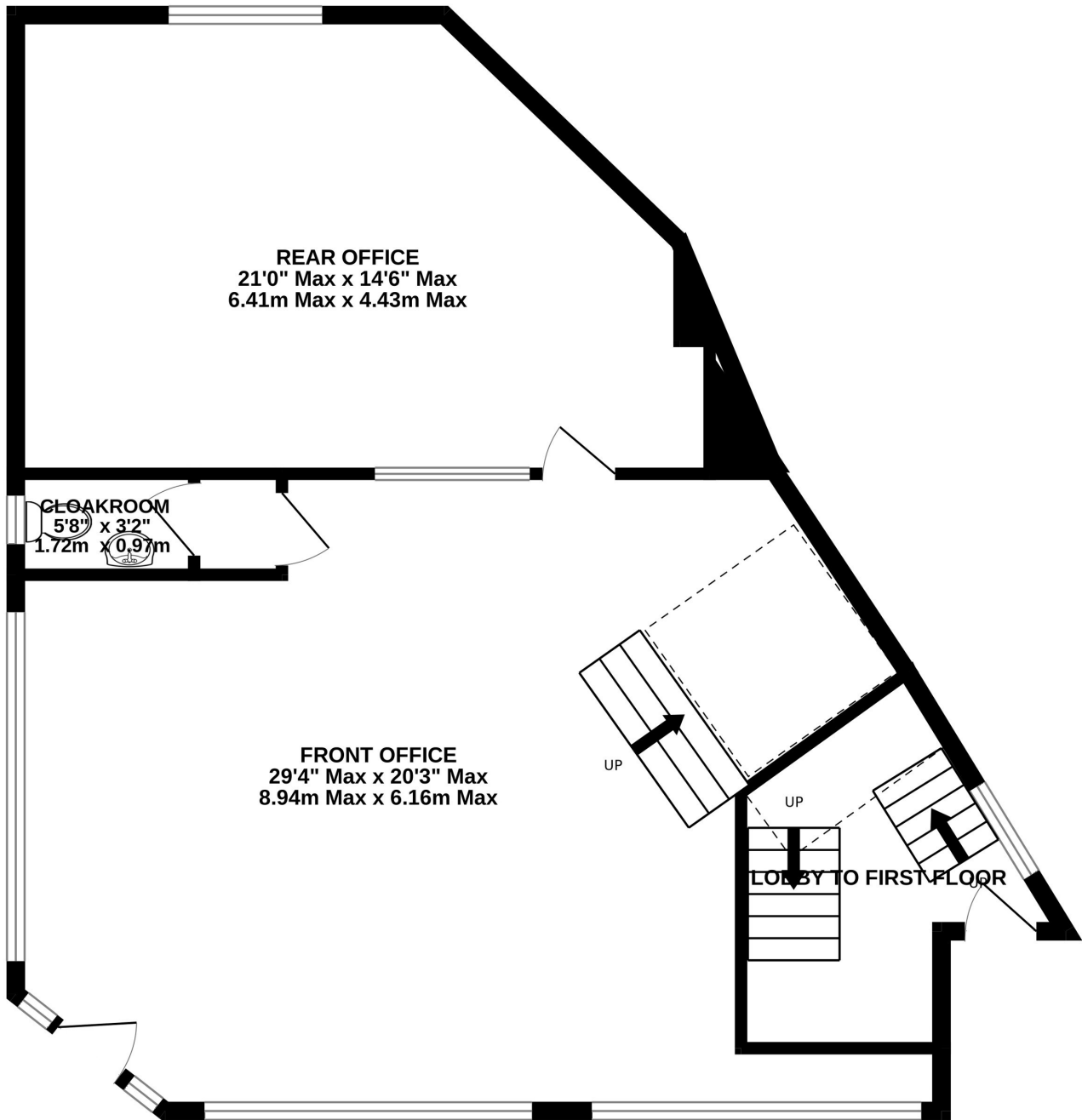
**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



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**GROUND FLOOR**  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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