

## TO LET

Ground Floor Retail Unit

**12 High Street, Hythe,  
Southampton, Hampshire,  
SO45 6AH**

### Key Features

- NIA – 777 sq.ft (72.19 sq.m)
- Great footfall
- Good transport links
- Asking rent £12,000 per annum
- X1 allocated parking space to the rear of the property
- No VAT payable



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

## Location

Hythe is a small town which lies between the New Forest National Park and Southampton Water. It is the main retail focus for the waterside parishes located within the New Forest District Council boundary and is located approximately 11 miles away from Southampton city centre.

## Description

The property consists of a ground floor retail unit fronting the popular pedestrian high street of Hythe with a kitchenette and W/C.

The unit benefits from a workshop space to the rear, leading to an access road and one allocated parking space.



What3words: **they.angel.necks**

## Terms

AAvailable by way of a new full repairing and insuring lease for a term to be agreed at £12,000 per annum exclusive of rates VAT and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

## Accommodation

| Floor Areas                     | Sq Ft | Sq M  |
|---------------------------------|-------|-------|
| Total Net / Gross Internal Area | 777   | 72.19 |

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

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## VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating C (57)

## Rateable Value

2026/27 Rating £13,000  
Source [www.voa.org.uk](http://www.voa.org.uk)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

**Dominic Arkell** | 07918 926 119 | [darkell@mavarealestate.co.uk](mailto:darkell@mavarealestate.co.uk)

**Abbigail Gray** | 023 8022 2292 | [agray@mavarealestate.co.uk](mailto:agray@mavarealestate.co.uk)



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