

TO LET

Class 'E' Unit in Refurbished Parade

**Unit 2 Highcliffe Corner,
401 Lymington Road,
Christchurch, Dorset,
BH23 5EL**

Key Features

- Class 'E' Use
- Net Internal Area – 752 Sq. Ft. (69.86 Sq M.)
- 100% Small Business Rates Relief (subject to eligibility)
- Allocated rear parking space
- Short walk to sea front
- Available on a new lease at a rental of £12,000 per annum, exclusive



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

The popular coastal town of Highcliffe is situated midway between Christchurch and New Milton and provides retail and professional services to the surrounding affluent residential area.

The subject premises occupy an established trading position on the southern side of Lymington Road, forming part of a mixed-use development of shops and flats situated at the junction of Lymington Road & Waterford Road which leads to Highcliffe Beach.

Other occupiers in the block include a optometrists, launderette, a house clearance business and a hot food takeaway. The Paddle cafe-bar and Tesco express are close by.

The premises benefit from a bus stop located immediately to the front of the parade.

Description

The premises currently operates as a martial arts studio but would be suitable for a variety of uses, such as retail or office. It provides an open plan space with a kitchen area, WC and benefits from LED ceiling lights and a glazed frontage totalling 13'9" (4.2 m).

The shop enjoys good floor to ceiling height of 9'9" (2.97 m) a half glazed UPVC rear door and external steel roller shutter door covering the rear entrance door.

To the rear is a private car park with one parking space allocated to the shop.

Accommodation

Floor Areas		
Internal Width	18.51 Ft	5.64 M
Internal Depth	42.65 Ft	13.0 M
Total Net Internal Area	752 Sq.Ft	69.86 Sq.M

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

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What3words: **juggles.acclaimed.snows**

Terms

Available by way of a new effectively full repairing and insuring lease (via a service charge) for a term to be agreed at £12,000 per annum exclusive of rates and VAT.

Please note VAT is not payable on the rents.

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 (51)

Rateable Value

Rating 2025/26 - £8,700 2026/27 - £9,000

Source www.gov.uk/find-business-rates

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:

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