

87 Station Road, New Milton **BH25 6JD**

FOR SALE



3,345 SQ FT
(311 SQ M)

Bar/Café Investment Opportunity

**Lambert
Smith
Hampton**

New Milton BH25 6JD

Description

The property is of brick construction with steel columns, arranged over ground and first floors beneath a combination of flat roofs. It was extensively refurbished last year by the tenant to create the Espino Lounge.

At ground floor, external seating flanks the main entrance leading into an attractive bar and dining area, with disabled access WC and ground floor cellar / store . Kitchen facilities are on the first floor with separate male, and female WCs and back of house areas include stores and staff welfare/changing facilities.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	1,879	175
First Floor	1,465	136
TOTAL	3,345	311

Key Features

- Prominently located
- Recently refurbished
- Two storey premises
- Let on a FRI lease to Loungers UK Limited
- Current passing rent of £57,000 per annum
- Freehold investment

Location

Situated in a prime town centre position, 87 Station Road enjoys exceptional prominence within New Milton, an established and affluent south coast location between Lymington and Christchurch. The property adjoins the entrance to the M&S Foodhall, offering excellent pedestrian flows, strong frontage and convenient access to shared customer parking.

EPC

The Energy Performance Asset Rating is D (93).

Terms

Sale of the Freehold of the property, which benefits from a 15-year FRI lease to Loungers UK Limited at £57,000pax from August 2025. OIEO of £895,000.

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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