

TO LET

Class 'E' Unit in Busy Location

**78 Station Road
New Milton
Dorset
BH25 6LE**

Key Features

- Total Net Internal Area 1,274 Sq. Ft. (118.36 Sq. M.)
- Class 'E' Unit – Various Uses Considered
- Double Frontage
- Available by way of a new lease at a rental of £20,000 per annum, exclusive



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



What3words: **surround.inclines.uses**

Location & Description

New Milton is a market town situated in the south-west of Hampshire within the New Forest District Council Area. The town is located approximately 12 miles from Bournemouth town centre via the A338.

The yachting town of Lymington is situated approximately 6 miles to the east. The train station is situated to the north of the town centre, whilst the subject property is located in close proximity to the junction with Ashley Road. There are other national retailers such as Boots, Superdrug, and M&S Food amongst other local operators.

The town has a population of circa 25,000 with an older population than the national average.

78 Station Road comprises a vacant retail space previously occupied by Vision Express benefiting from a good sized sales area, rear storage rooms/offices and a double frontage.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1,274	118.36

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

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £20,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

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 (73)

Rateable Value

Rating – £18,000

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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