294-296 LYMINGTON ROAD

Vail Williams

Highcliffe, Christchurch, Dorset, BH23 5ET



Multi-Let Retail and Residential Investment Opportunity

INVESTMENT OPPORTUNITY

- Opportunity to acquire a mixed use retail parade with residential upper parts
- Retail anchored by Age UK
- Located in the busy seaside suburb of Highcliffe
- New 10 year lease renewal to Age UK agreed
- Located on A337 Lymington Road, the main retail parade of Highcliffe
- Freehold
- WAULT to break 6.98 years and WAULT to lease expiry 9.48 years (commercial only)

PROPOSAL

£990,000 exc VAT

Assuming purchasers costs of 5.74%

7.44%

Net Initial Yield



LOCATION

The property is located on the A337 Lymington Road, which is the main road and retail parade through the seaside suburb town of Highcliffe. Highcliffe forms part of the Bournemouth, Christchurch and Poole conurbation which has a population of 400,000 people.

Other occupiers in Highcliffe include Premier Inn, Sue Ryder, Lewis Manning in addition to a mix of independent retailers.

Highcliffe is an affluent and desirable residential location due to its vibrant retail parade and coastal location.

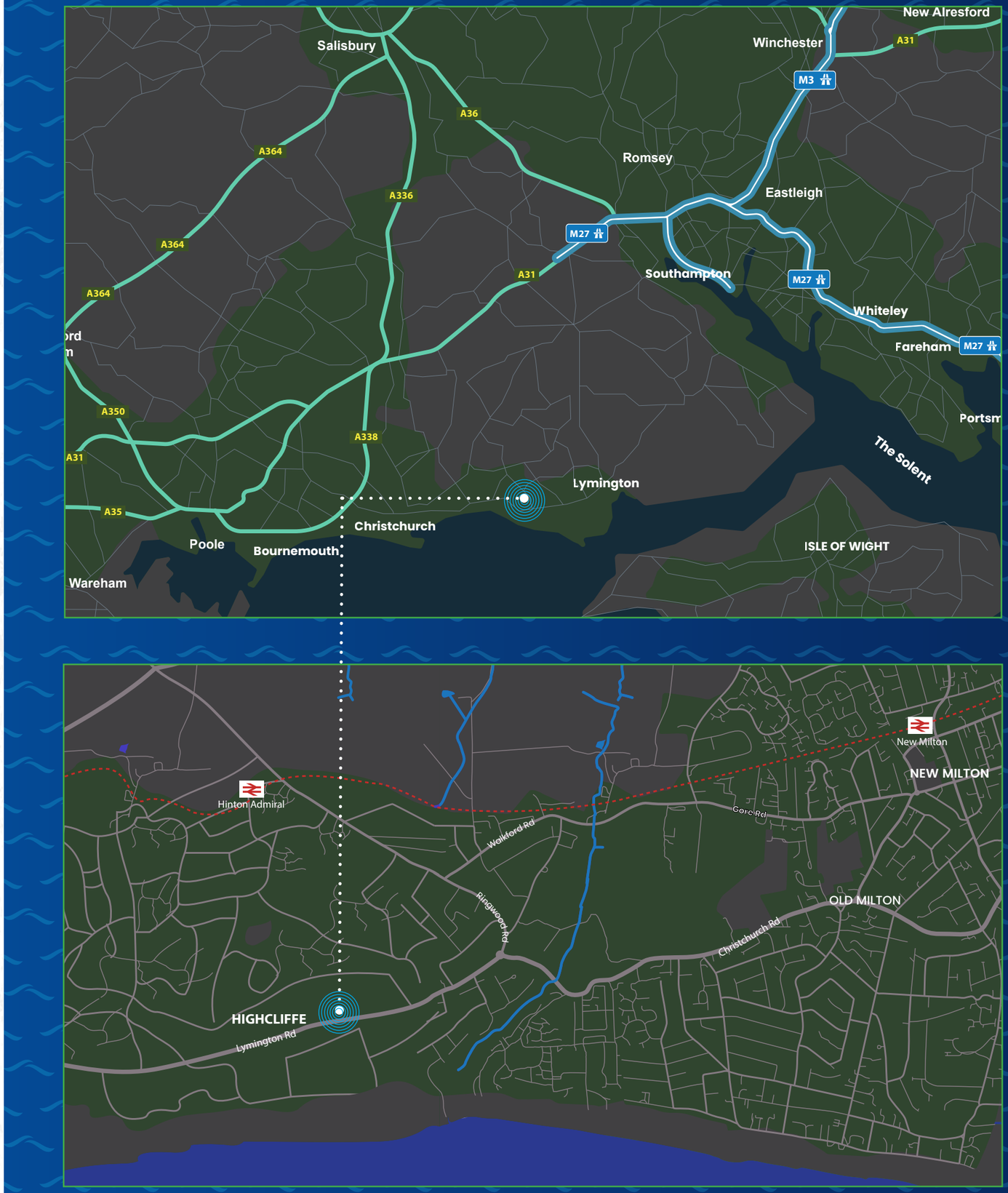
CONNECTIVITY

ROAD CONNECTIONS	TIME (MINS)	DISTANCE (MILE)
Bournemouth	22	9
Poole	38	14.7
Southampton	40	21.6
Winchester	46	34.1
Portsmouth	60	45.6

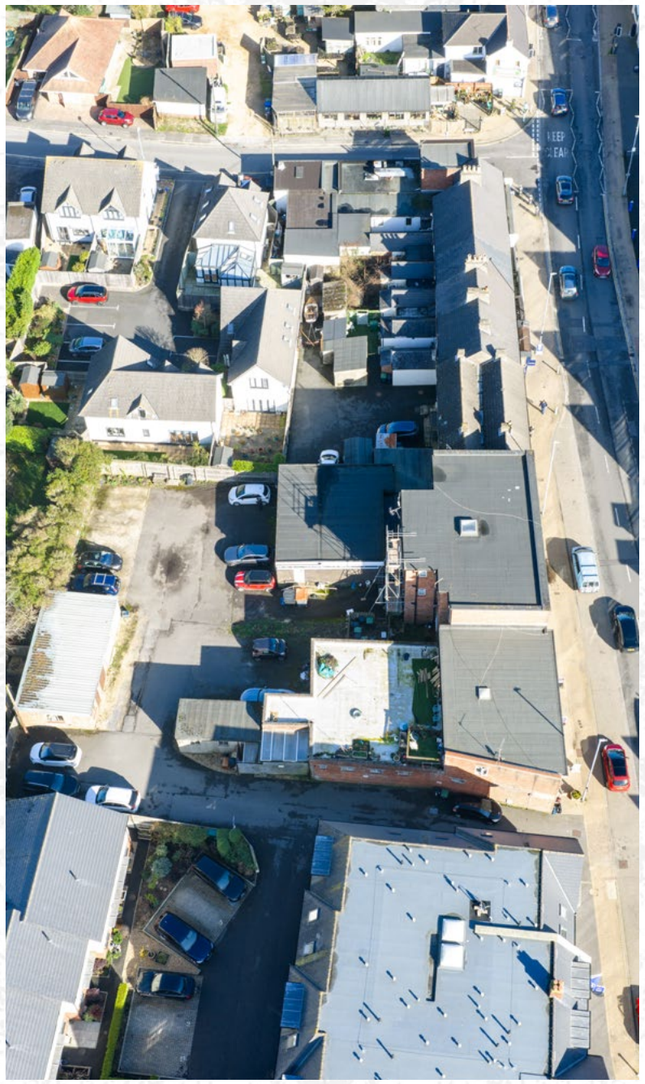
AIRPORT	TIME (MINS)	DISTANCE (MILE)
Bournemouth	17	8.7
Southampton City	40	21.6
London Heathrow	90	85.2

RAIL	TIME (MINS)
Bournemouth	12
Southampton	35
Winchester	60
London Waterloo	120

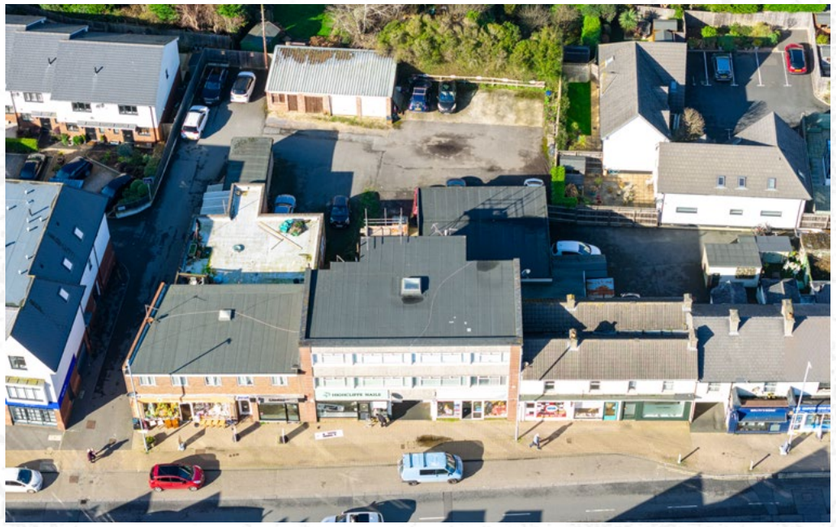
*Travel times from Hinton Admiral Station











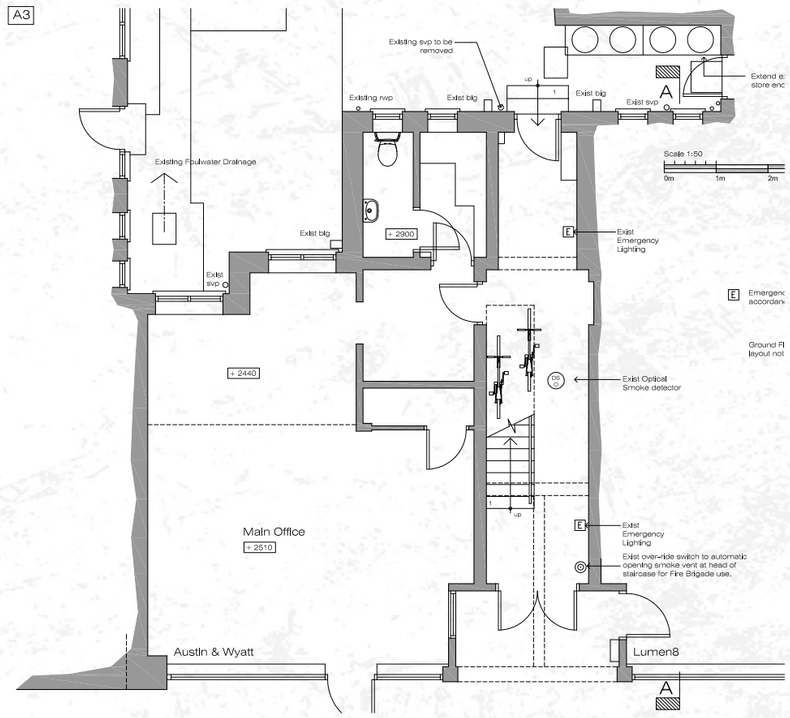

HIGHCLIFFE NAILS



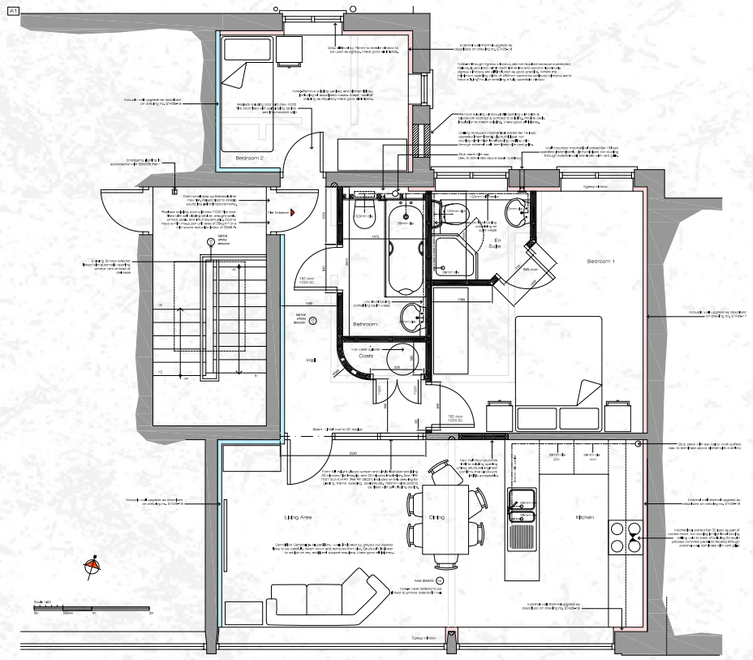




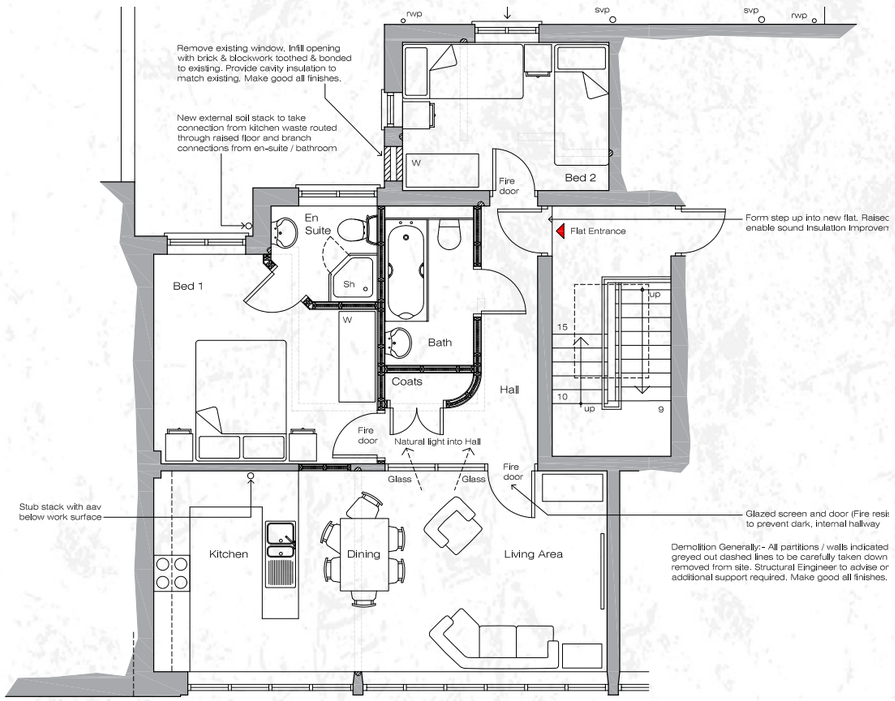
FLOOR PLANS



294 FLOOR PLAN



RESIDENTIAL FLOOR PLAN



RESIDENTIAL FLOOR PLAN



296 FLOOR PLAN

TENANCY SCHEDULE

ADDRESS	TENANT	SIZE	RENT	LEASE TERMS	RENT DEPOSIT
COMMERCIAL **Rents are quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings**					
296 Lymington Road	Age UK	1,798 sq ft	£15,000	Existing 10 year lease expires on 10/11/26. Lease renewal terms have been agreed for a new 10 year lease inside Landlord & Tenant Act commencing from 30/11/26 at a passing rent of £15,000 pax. There is a tenant only break option and rent review on 30/11/31.	£4,500
294 Lymington Road	Elk Nail Hair & Beauty Ltd	570 sq ft	£10,000	10 year lease dated 14/11/25 outside Landlord & Tenant Act, no break options, rent reviews on 3rd, 6th and 9th anniversaries of the term in line with CPI, collared and capped at 3% and 5% compounded annually.	£3,000
RESIDENTIAL					
294a Lymington Road	Private Individual	2 bed flat	£1,014.32 pcm	AST dated 1st September 2020. Passing rent with effect from 1 September 2026.	£923.07
294b Lymington Road	Private Individual	2 bed flat	£1,139.60 pcm	AST dated 3rd June 2025 – 12 months from 16/06/25 – 15/06/26. Passing rent with effect from 16 June 2026.	£1,269.23
296a Lymington Road	Private Individual	2 bed flat	£1,150 pcm	APT commencing on 26th October 2026	£1,326.92
296b Lymington Road	Private Individual	2 bed flat	£1,099.07 pcm	AST dated 1st October 2023. Passing rent with effect from 1 October 2026.	£1,153.84
Total rental income per annum			**£77,835.88**		

Floor areas provided by our client







FURTHER INFORMATION



TENURE
Freehold

EPC
296 Lymington Road: C
294 Lymington Road: C
294a Lymington Road: D
296b, Lymington Road: E
296a, Lymington Road: E
294b, Lymington Road: C

AML
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

VAT
The property has been elected for VAT purposes and the sale is intended to be treated as a Transfer of a Going Concern (TOGC).

LEGAL COSTS
Each party to bear their own legal costs incurred in the transaction

DATA ROOM

PROPOSAL
£990,000 exc VAT which reflects a NIY of 7.44% assuming purchasers costs of 5.74%.

INSPECTIONS
Through sole agents via appointment.

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Vail Williams

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on October 2026.