

TO LET  
FIRST & SECOND FLOOR OFFICE  
IN SOUGHT-AFTER LOCATION



102 HIGH STREET, LYMINGTON, HAMPSHIRE SO41 9ZP



## SUMMARY

- » Attractive position on Lymington High Street
- » Grade II listed building
- » Arranged over first & second floors
- » A variety of uses to be considered (subject to planning permission)
- » Pay & display roadside parking to the front



## LOCATION

The property occupies a position within Lymington High Street which is an affluent Market Town situated on the southern edge of the New Forest, between Southampton and Bournemouth. Famous for its sailing history, there are 3 marinas and 2 sailing clubs.

The High Street boasts an array of national occupiers in addition to local independent retailers, cafes and restaurants, making it a popular destination throughout the year.

## LYMINGTON OCCUPIERS





## DESCRIPTION

- » Arranged over first & second floors
- » Self-contained entrance from the high street
- » A variety of uses considered, although we feel it would suit an office occupier in its current layout
- » Forms part of a Grade II listed property
- » First Floor – Two meetings room, staff offices, store room and male/female toilets
- » Second Floor – Two meetings room overlooking Lymington high street, staff room with kitchen and store rooms located to the rear

## ACCOMMODATION

First floor	84.32 sq m	908 sq ft
Second floor	75.47 sq m	814 sq ft

Male and female WCs with wash hand basins (located on first floor).

## TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

## RENT

**£22,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.**





## RATEABLE VALUE

To be reassessed.

## EPC RATING

D - 83

## LEGAL COSTS

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## VIEWS



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.







## IMPORTANT

### The Code For Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### References

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.