

# 2-4 CHRISTCHURCH ROAD & 5 MILTON GREEN



NEW MILTON | BH25 6QB



Red line boundary is approximate and for illustration purposes only

## MULTI-LET RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

# INVESTMENT OPPORTUNITY

- Mixed use retail parade with upper parts anchored by One Stop
- One Stop Stores Limited outstanding rent review dated 12/09/2025.
- One Stop Stores reversionary rent anticipated to be £29,500 pax
- Property situated on busy road in seaside town
- Freehold
- WAULT on commercial element 4.53 years

## PROPOSAL

**£975,000** exc VAT which reflects a NIY of 7.07% assuming purchasers costs at 5.72% and a reversionary yield of 7.5% assuming purchasers costs of 5.72%.

The property is for sale by informal tender with best offers invited via email to Bryony Thompson and Ben Duly on or before 1pm on Thursday 19th March 2026. The vendor reserves the right to conclude the sale by any other method.



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# LOCATION

The premises occupies a prominent position fronting the A337 Christchurch Road. This is a busy thoroughfare road between Highcliffe and New Milton. Nearby retailers include Travis Perkins, Greggs and City Plumbing. New Milton mainline railway station and town centre is approximately 1 mile distant from the premises.

# CONNECTIVITY



## ROAD CONNECTIONS

	TIME (MINS)	DISTANCE (MILE)
Bournemouth	26	11
Poole	43	16.5
Southampton	44	22.5
Winchester	48	34.9
Portsmouth	60	46.4



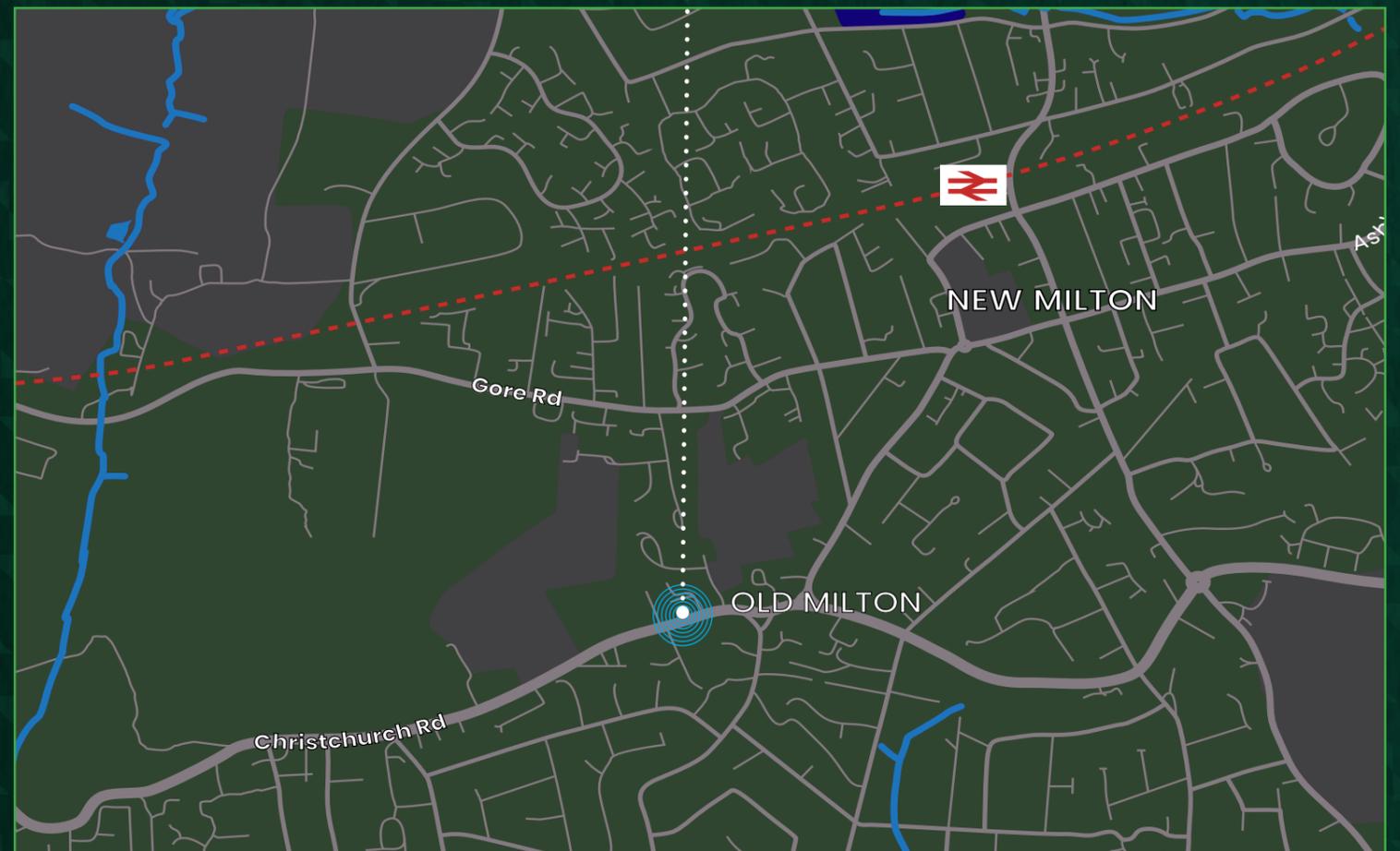
## AIRPORT

	TIME (MINS)	DISTANCE (MILE)
Bournemouth	22	9.2
Southampton City	39	28
London Heathrow	90	86



## RAIL

	TIME (MINS)
Bournemouth	30
Southampton	40
Winchester	60
London Waterloo	120





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& 5 MILTON GREEN



Travis Perkins



NEW MILTON  
TRAIN STATION

GREGGS

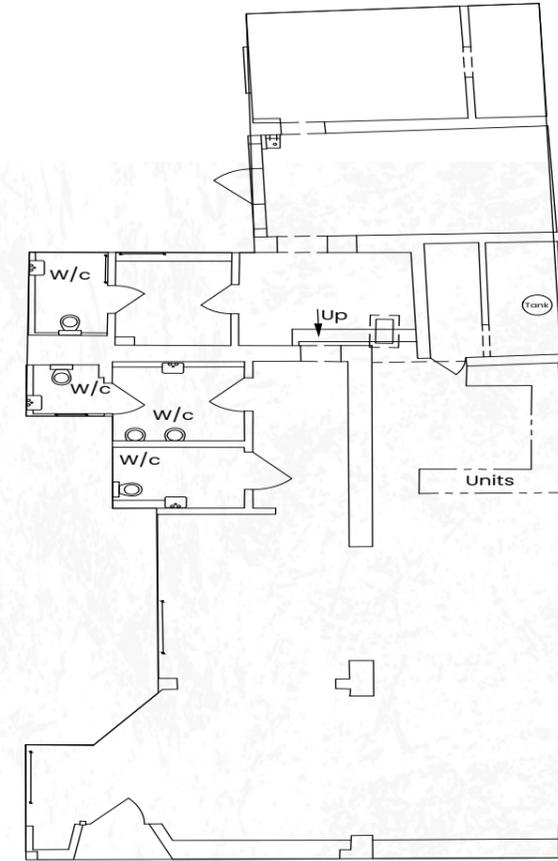


# DESCRIPTION

The premises comprise an end of terrace two storey property of brick construction under a pitched tiled roof and a detached two storey property of brick construction with a pitched tiled roof and a flat roof over the single storey section. Both properties comprise a retail unit on the ground floor and residential units to the upper parts. Externally, there is a car park and an archive store which will be sold with vacant possession.



# ACCOMMODATION



Ground Floor: 5 Milton Green

COMMERCIAL	SQ M (NIA)	SQ FT (NIA)
Archive Store	139.35	1,500
5 Milton Green	138.43	1,490
2-4 Christchurch Road	236.15	2,542
<b>TOTAL approx.</b>	<b>513.93</b>	<b>5,532</b>

RESIDENTIAL	NO OF ROOMS	SQ FT (NIA)
Flat 1 & 2, One Stop Community Stores	4 bedroom maisonette	1,281
Flat 3, One Stop Community Stores	2 bedroom	614
Flat at 5 Milton Green	2 bedroom	710
<b>TOTAL approx.</b>		<b>2,605</b>

The above floor areas have not been measured by Vail Williams and have been provided by our client.



# TENANCY SCHEDULE

ADDRESS	TENANT	SIZE	RENT	LEASE TERMS	RENT DEPOSIT	COMMENTS
<b>COMMERCIAL</b>						
5 Milton Green	Vito Domenico Capozza t/a Da Vito	1,490 sq ft	£12,000	5 year lease from 14/05/25 outside L&T Act.	£4,500	2 allocated car parking spaces
2-4 Christchurch Road	One Stop Stores Limited	2,542 sq ft	£25,000	10 years commencing 12/09/20, expiring 11/09/30, inside L&T act. Tenant break option 11/09/25, outstanding rent review dated 12/09/25.		Rent review notice served at £36,500 pax
<b>RESIDENTIAL</b>						
Flat 1 & 2, One Stop Community Stores	Lauren Massey	4 bed maisonette	£1,050 pcm	12 month AST dated 14/05/25	£1,211.53	
Flat 3 One Stop Community Stores	Michal Grzanka & Jakub Grzanka	2 bed flat	£1,036.39 pcm	AST dated 28th July 2022 - 27th July 2023	£1,038	
Flat at 5 Milton Green	Vito Domenico Capozza	2 bed flat	£900 pcm	Flat 5, 1C Christchurch Road is let on an AS from 29th December 2025 to 28th June 2026	£1,038.46	
<b>TOTAL RENT INCOME</b>			<b>£72,836.68</b>			
<b>Assumed rent review settled @ £29,500 pax Total rent income pax</b>			<b>£77,336.68</b>			



# FURTHER INFORMATION



## TENURE

Freehold – Title no: HP708041 and HP135096.

## EPC

2-4 Christchurch Road- C

5 Milton Green – D

Flat 1 – D

Flat 5 – D

Flat 3- E

## 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).

## PROPOSAL

**£975,000** exc VAT which reflects a NIY of 7.07% assuming purchasers costs at 5.72% and a reversionary yield of 7.5% assuming purchasers costs of 5.72%. The property is for sale by informal tender with best offers invited via email to Bryony Thompson and Ben Duly on or before 1pm on Thursday 19th March 2026. The vendor reserves the right to conclude the sale by any other method.

## INSPECTIONS

Through sole agents via appointment.

### Bryony Thompson

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07741 145 629

### Ben Duly

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