

TO LET/MAY SELL

FORMER GARAGE/HAND CAR WASH WITH SUBSTANTIAL RESIDENTIAL ACCOMMODATION



RETAIL

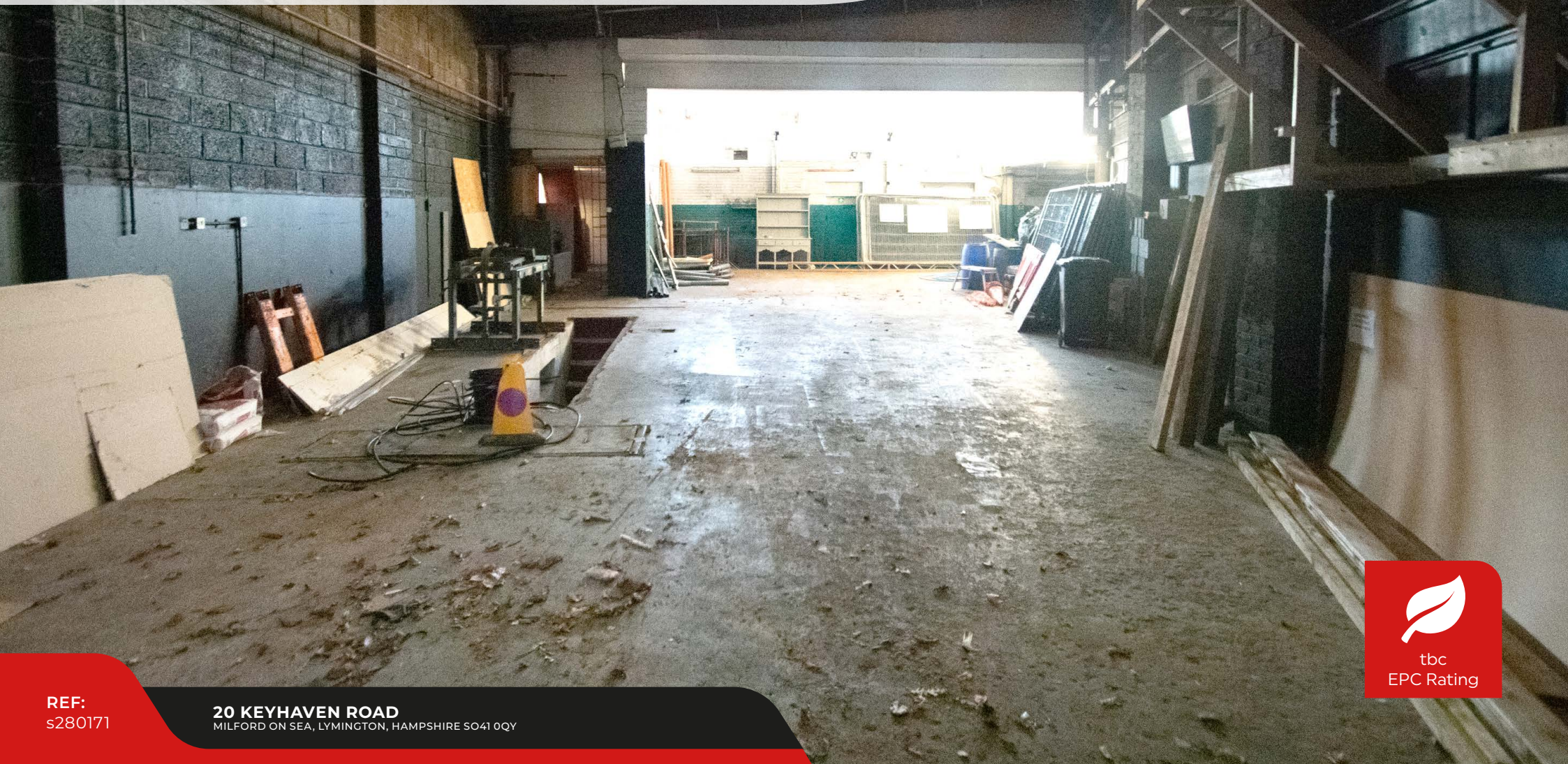
goadsby

20 KEYHAVEN ROAD
MILFORD ON SEA, LYMINGTON, HAMPSHIRE SO41 0QY

SUMMARY >

- SUBSTANTIAL FORMER GARAGE/HAND CAR WASH WITH 2 RESIDENTIAL UNITS ABOVE
- SUITABLE FOR A VARIETY OF USES – S.T.P.P.
- LOCATED IN THE POPULAR AND AFFLUENT VILLAGE OF MILFORD ON SEA
- AVAILABLE ON A NEW LEASE (MAY SELL)

PRICE & RENT: UPON APPLICATION



REF:
s280171

20 KEYHAVEN ROAD
MILFORD ON SEA, LYMINGTON, HAMPSHIRE SO41 0QY



Location

The property is situated in Milford on Sea, a popular and affluent coastal village located in Hampshire, nestled between the New Forest National Park and the Solent. The village is approximately 4.3 miles south east of Lymington and 15 miles east of Bournemouth. This area of central coast Hampshire has a well contacted road network comprising the A337, A31 and M27 which connects London to the south west. The subject property is situated on Keyhaven Road which is approximately 0.2 miles from Milford on Sea town centre. The town centre provides mainly retail, fnb, commercial and business services and is a very popular tourist destination with an estimated 13.5 million day visits annually to the wider New Forest area.

Milford on Sea offers a unique mix of natural beauty, rich history and a welcoming community. The village is known for its vibrant community spirit, hosting events like the Milford on Sea Food Week and the annual Arts & Music Festival.

Description

A substantial former garage/hand car wash premises which comprises a large forecourt, waiting room/reception area, together with a number of additional store rooms and a large open plan warehouse space to the rear of the premises. Located above are 2 large residential units which have a self-contained access as well as an internal access from the commercial area. The residential units comprise a number of bedrooms, together with kitchen, lounge and bathrooms.

Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Ground Floor	4,843 sq ft	450 sq m
First Floor	2,325 sq ft	216 sq m

Total area approx.	7,168 sq ft	666 sq m
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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

Upon Application

Freehold

May sell, price and further information On Application

Rateable Value

Milford Autos - £16,250

Showroom - £9,700

Stores - £4,000

Small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

VAT

We have been informed by our client that the premises are currently not elected for VAT.

EPC Rating

tbc

Legal Costs

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

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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