

TO LET / FOR SALE  
SUBSTANTIAL RETAIL/DEVELOPMENT OPPORTUNITY  
IN LYMINGTON TOWN CENTRE



78-80 HIGH STREET, LYMINGTON, HAMPSHIRE, SO41 9AL



## SUMMARY

- » PRIME POSITION ON LYMINGTON HIGH STREET
- » LARGE GROUND FLOOR SALES AREA
- » A SPLIT OF THE GROUND FLOOR WOULD BE CONSIDERED
- » SUITABLE FOR A VARIETY OF USES (S.T.P.P.)
- » LIMITED WAIT ROADSIDE PARKING TO THE FRONT
- » DEVELOPMENT POTENTIAL (STPP)
- » OF INTEREST TO OWNER OCCUPIERS AND DEVELOPERS
- » TENURE: FREEHOLD/LEASEHOLD

## RENT

£175,000

PER ANNUM EXCLUSIVE

## PRICE

ON APPLICATION





## LOCATION

The property occupies a prime 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.

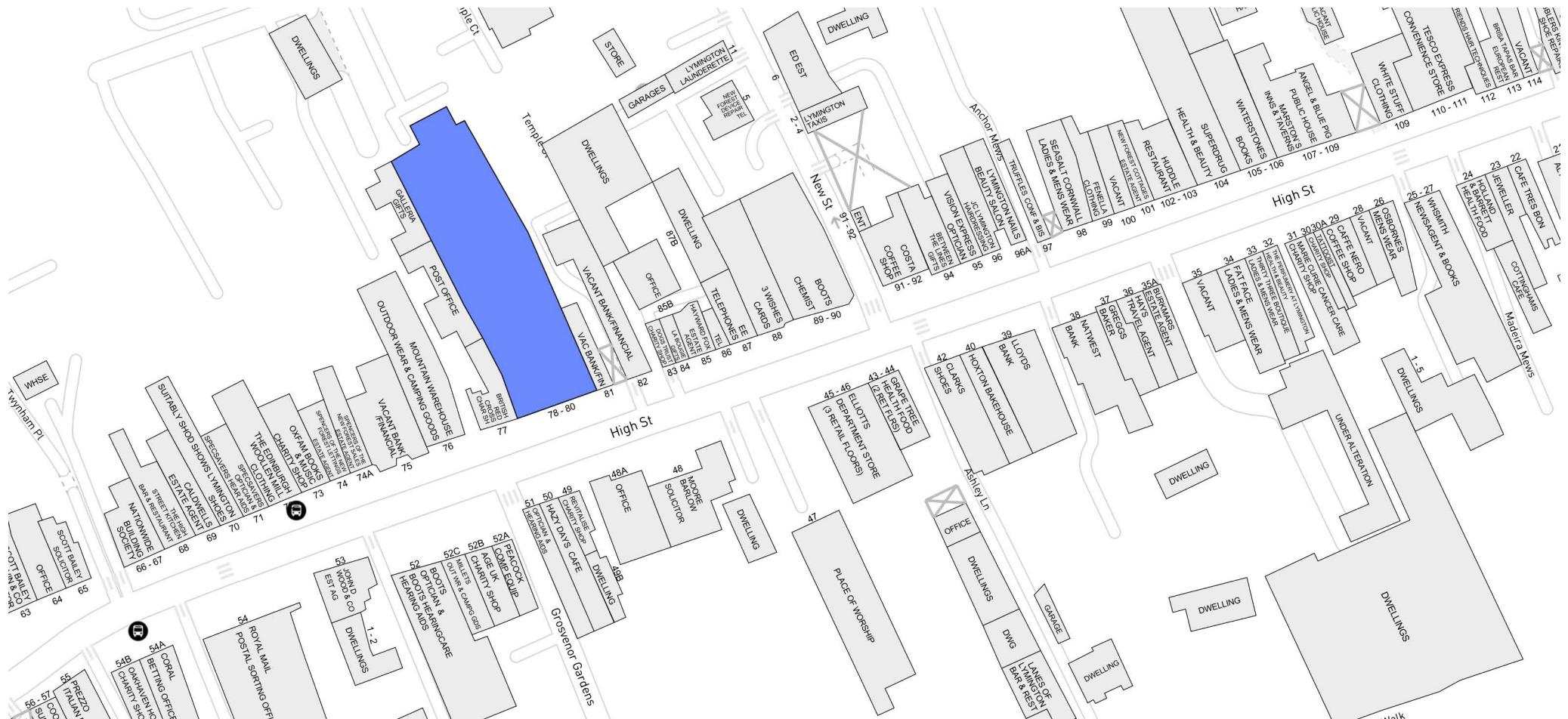
The High Street boasts an array of national occupiers in addition to local independent retailers, cafes and restaurants, making it a popular destination throughout the year.

## LYMINGTON OCCUPIERS

**HOLLAND & BARRETT** **White Stuff**

**HENRI LLOYD** **MARKS & SPENCER** **LOUNGERS**  
**COSTA** **PREZZO**

**MOUNTAIN WAREHOUSE** **SEASALT CORNWALL**



## DESCRIPTION

The property is arranged over the ground and first floors. The ground floor consists of a substantial sales area which is predominantly open plan with ancillary storage to the rear. The first floor can be accessed via an internal staircase and is suitable for further storage/ancillary uses.

A rear service yard with parking is located to the rear of the building, accessed via School Lane.

## DEVELOPMENT POTENTIAL

We believe the property benefits from potential for residential development due to the large floor areas and part coverage at first floor level. Any development would be subject to obtaining the relevant planning consents.

## ACCOMMODATION

Ground Floor Sales	9,535 sq ft	(885.74 sq m)
Ground Floor Ancillary	2,230 sq ft	(207.15 sq m)
First Floor Ancillary	1,714 sq ft	(159.22 sq m)

Rear Service Yard/Parking	-	-
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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

**£175,000 per annum, exclusive**

A split of the ground floor would be considered. Further details are available through the agents.

## FREEHOLD

Our client may consider a sale of the freehold interest. Price on Application, through the agent.

## RATEABLE VALUE

£138,000

## EPC RATING

C - 53





PHOTO SHOWS  
HIGH STREET



PHOTO SHOWS  
HIGH STREET

## 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.

## VIEWINGS



**Edd Watts**

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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.