

**TO LET**

**UPPER FLOOR OFFICE SUITE**

477 SQ FT (44.3 SQ M)

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)



wide

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caldwellnewforest.com

CA

HAMPSHIRE COMMERCIAL



**SECOND FLOOR, 68 HIGH STREET**  
LYMINGTON, HAMPSHIRE, SO41 9AL

## SUMMARY >

- NEW LEASES AVAILABLE
- LOCATED IN THE HEART OF LYMINGTON TOWN CENTRE
- REDECORATED THROUGHOUT

**RENT: £7,650** PER ANNUM EXCL.



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## Location

The property is located in Lymington which is an attractive, affluent and Georgian market town with a wide catchment area and situated on the southern edge of the New Forest between Southampton and Bournemouth at the western edge of The Solent.

Situated within the High Street it is conveniently close to Shops, restaurants and Cafes. Short term Public car parking is available on street and long stay car parks are also in close proximity.

## Description

The offices are set over the upper floors of this period property and are accessed via the main entrance from The High Street, which is shared with the ground floor restaurant.

Each suites has been fully refurbished and freshly decorated whilst retaining their period features. They can be let individually or as a whole and benefit from the following features, LED lights, kitchen points, WC's and electric heaters.

## Accommodation

|                              | sq m        | sq ft      |
|------------------------------|-------------|------------|
| Suite 2 (First Floor Front)  | LET         | LET        |
| Suite 3 (Second Floor Rear)  | 44.3        | 477        |
| Suite 4 (Second Floor Front) | LET         | LET        |
| <b>Total IPMS3 approx.</b>   | <b>44.3</b> | <b>477</b> |

## Lease

The offices are available to let on new effectively FRI leases for terms to be agreed as a whole or individually. The lease will exclude the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

## EPC Rating

B - 37

## Rent

|                              |                  |
|------------------------------|------------------|
| Suite 2 (First Floor Front)  | LET              |
| Suite 3 (Second Floor Rear)  | £7,650 per annum |
| Suite 4 (Second Floor Front) | LET              |

The above rents are exclusive of rates, service charge, utilities and VAT.

## Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

|               |     |
|---------------|-----|
| First Floor:  | LET |
| Second Floor: | TBC |

Transitional arrangements may apply. For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk)

## 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.

## 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 once a sale 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 once terms have been agreed.

### 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.

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.

[goadsby.com](https://www.goadsby.com)



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