

TO LET

MODERN SELF-CONTAINED OFFICE ACCOMMODATION

96 SQ M // 1,032 SQ FT



BUSINESS SPACE

goadsby

48 HIGH STREET
LYMINGTON, HAMPSHIRE, SO41 9ZQ

SUMMARY >

- RECEPTION AREA
- 2 X MEETING ROOMS
- OPEN PLAN OFFICE

RENT: £22,000 PER ANNUM EXCL.



REF:
0333648

48 HIGH STREET
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C - 73
EPC Rating

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.

Description

The premises benefits from a ground floor office accommodation accessed via Lymington High Street. The office is predominantly open plan, with 2 individual meeting rooms and reception area at the entrance.

The accommodation also features:

- Carpeted throughout
- Central heating
- WC & shower facilities
- Door entry system
- Self-contained
- Kitchenette

Accommodation

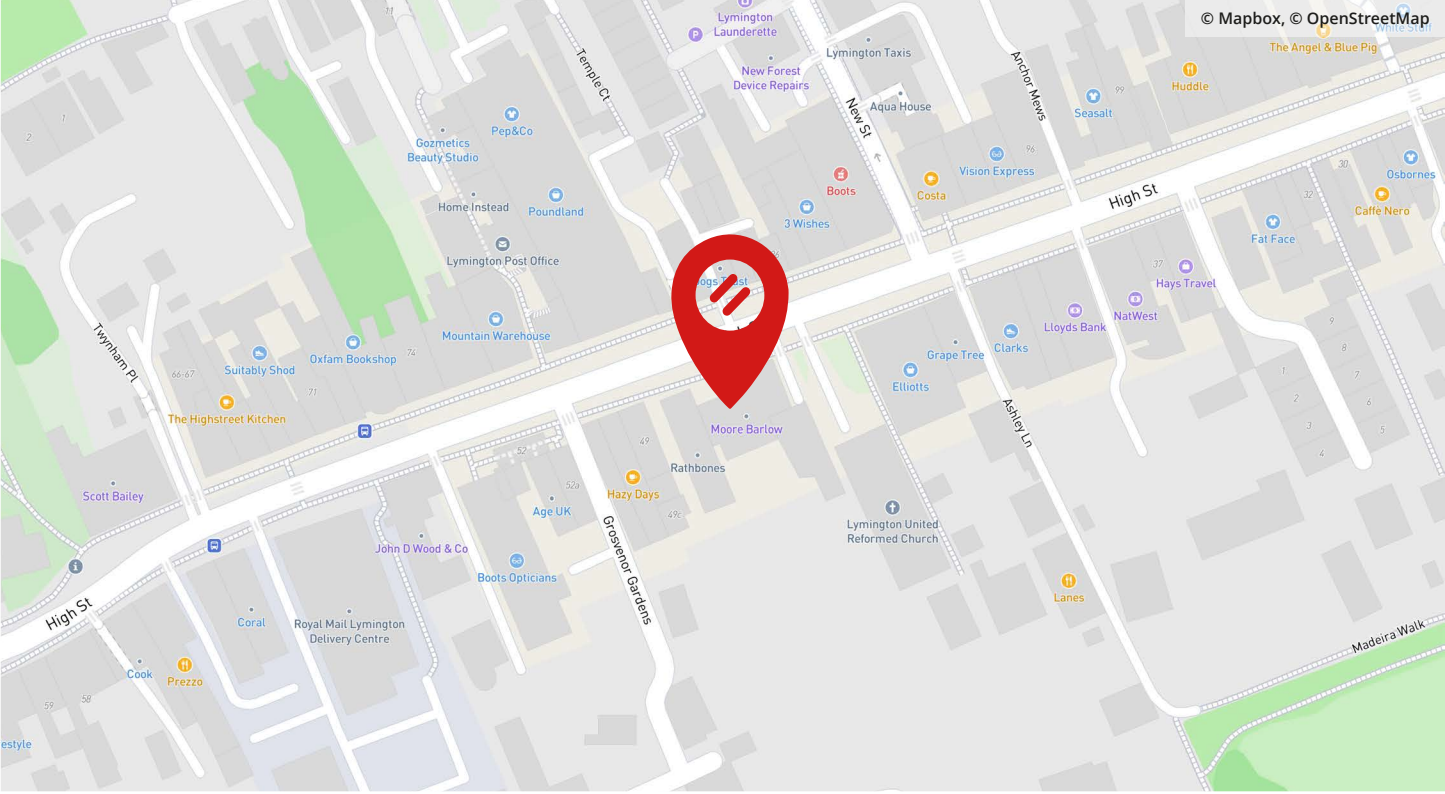
sq m sq ft

Total net internal area approx. 96 1,032

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Rateable Value

TBC





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Lease

The premises is available by way of a new full repairing and insuring sub-lease for a negotiable term, incorporating upwards only, open market rent reviews.

Rent

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

Service Charge

A service charge may be payable. Interested parties are advised to make further enquiries.

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 joint sole 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.

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