

**TO LET**

**COFFEE SHOP/CAFE PREMISES**

**795 SQ FT // 73.9 SQ M**

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



HAMPSHIRE COMMERCIAL

**goadsby**

**25 LYNDHURST ROAD**  
BROCKENHURST, HAMPSHIRE SO42 7RL

## SUMMARY >

- FORMER COFFEE SHOP/CAFE AVAILABLE ON A NEW LEASE WITH FIXTURES AND FITTINGS
- PROMINENT POSITION ON THE MAIN LYNDHURST TO LYMINGTON ROAD
- WITHIN CLOSE PROXIMITY TO BROCKENHURST RAILWAY STATION
- SITUATED WITHIN WALKING DISTANCE OF BROCKENHURST COLLEGE

**RENT: £18,500** PER ANNUM EXCL.  
PLUS £9,000 FOR THE FIXTURES AND FITTINGS



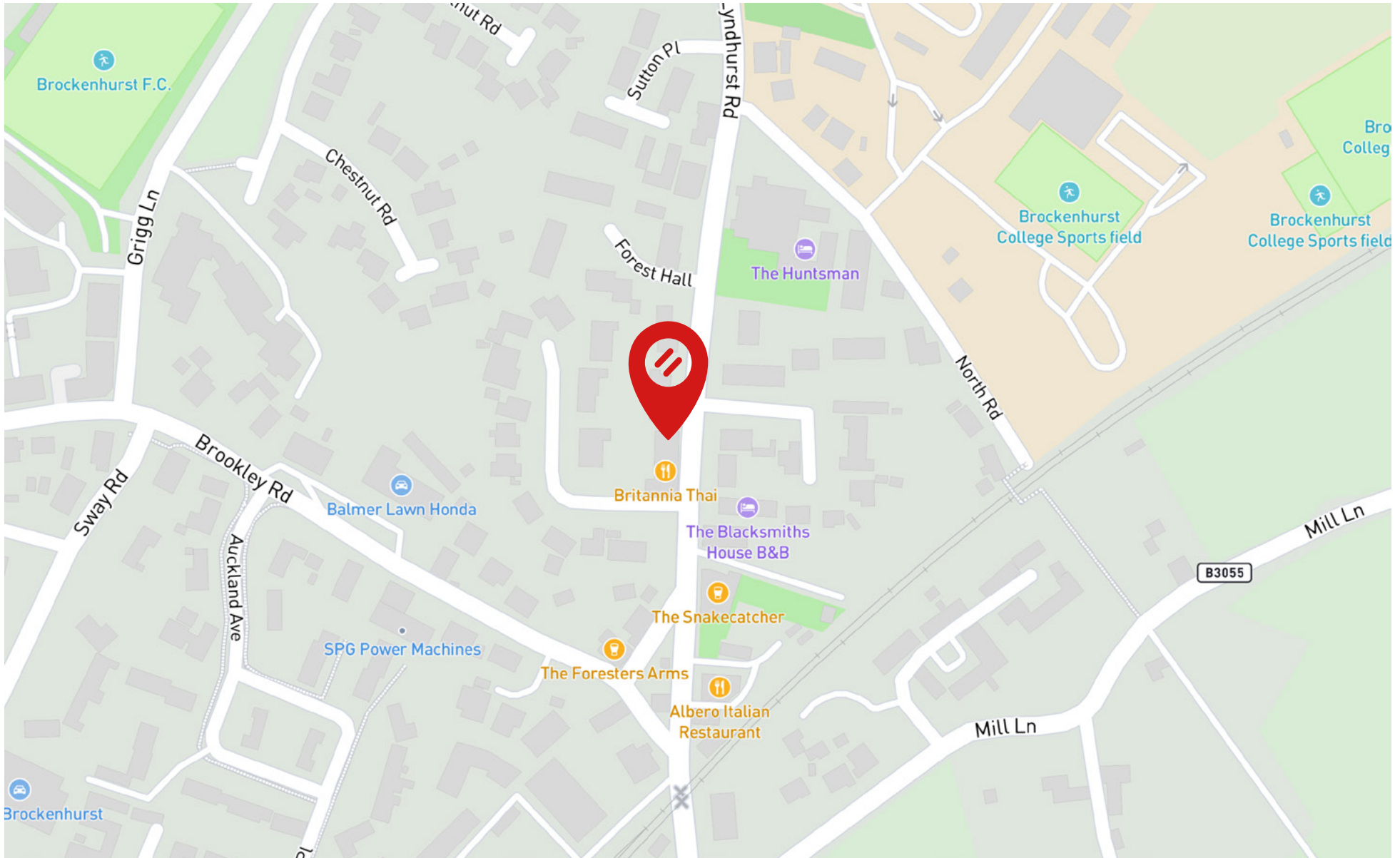
B - 48  
EPC Rating



Excellent  
Transport Links



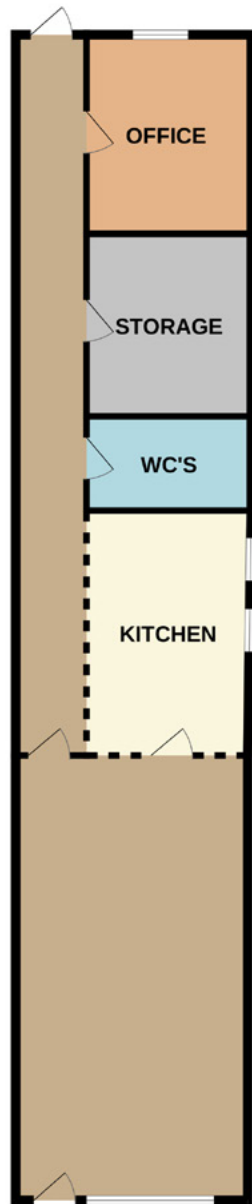
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© Mapbox, © OpenStreetMap



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

- Brockenhurst is a busy and popular tourist destination situated in the heart of the New Forest National Park
- The premises occupy a prominent position on the main Lyndhurst to Lymington Road in Brockenhurst, within walking distance of Brockenhurst railway station with main line services to London Waterloo, Southampton, Bournemouth and Weymouth
- Brockenhurst is linked via the A337 which provides access to Lymington to the south and Lyndhurst and the M27 to the north

## Description

- Ground floor commercial unit fronting busy main road
- Previously trading as a coffee shop, it includes a seating area alongside counter and display cabinet
- Enclosed preparation area and kitchen
- Storage room, staff room, offices and customer WC at the back of the premises
- On road short stay parking available adjacent
- Trading under Use Class E, the premises does not include any commercial extraction
- Fittings include counters, preparation units, fridge, double stainless steel sink unit, coffee machine, fitted cupboard, chiller display cabinet, tables and chairs

## Accommodation

Front Seating Area and Counter	371 sq ft	34.5 sq m
Preparation Area/ Potential Kitchen	199 sq ft	18.5 sq m
Ancillary Store Room and Staff Room WC	225 sq ft	20.9 sq m

**Net Internal Area Approximately**                      **795 sq ft**                      **73.9 sq m**

## Rent

**£18,500 per annum, exclusive** of business rates, insurance, service charge, utilities and VAT, payable quarterly in advance by standing order.

## Lease

The premises are offered on a new full repairing and insuring lease for a term to be agreed.

## Premium

A **£9,000 premium** is required for the fixtures and fittings.

## Service Charge

A service charge may be payable in respect of maintenance and repair of the Common Parts. Interested parties must make further enquiries.

## Rateable Value

£11,750 (from 1<sup>st</sup> April 2026)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 38.2p in the £ (year commencing 1<sup>st</sup> April 2026).

## 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 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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## Offices in Dorset and Hampshire.

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