



RETAIL

TO LET

Prime Retail Premises
In Popular Market
Town

500 SQ FT // 46.5 SQ M

Summary

- Prime position on Lymington High Street
- Loading bay located to the front of the premises
- Grade II listed
- Arranged over ground, first and

Quoting Rent: £18,000 pax





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Location

- The property occupies a prime high street location within the popular market town of Lymington. Multiple retailers are represented including **M&S Simply Food, Holland & Barrett, Costa Coffee, New Look, Henri Lloyd and Helly Hanson.**
- Lymington is an attractive and affluent market town with a wide catchment area. It is situated on the southern perimeter of the New Forest between Southampton and Bournemouth.

Nearby Occupiers

Costa **HOLLAND & BARRETT**
 NEW LOOK **HENRI LLOYD**
  


Description

- This end terrace retail property is located over 3 floors.
- The main ground floor sales area is open plan with an internal staircase leading to the first and second floors, currently proving ancillary storage.
- A large pay and display car park is located approximately 100 metres from the subject property.

Accommodation

	sq m	sq ft
Ground floor sales area	90.10	969
First floor ancillary	114.29	156
Second floor ancillary	5.8	62

Total net internal area approx. 153.1 1,649



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£18,000 per annum**, exclusive of all other outgoings.

Rateable Value

£20,500 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

N/A as building is listed

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.



ref: s228799

Viewings

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](#).


IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

 19 High Street, Lymington, Hampshire, SO41 9AD



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