



RETAIL

**TO LET**

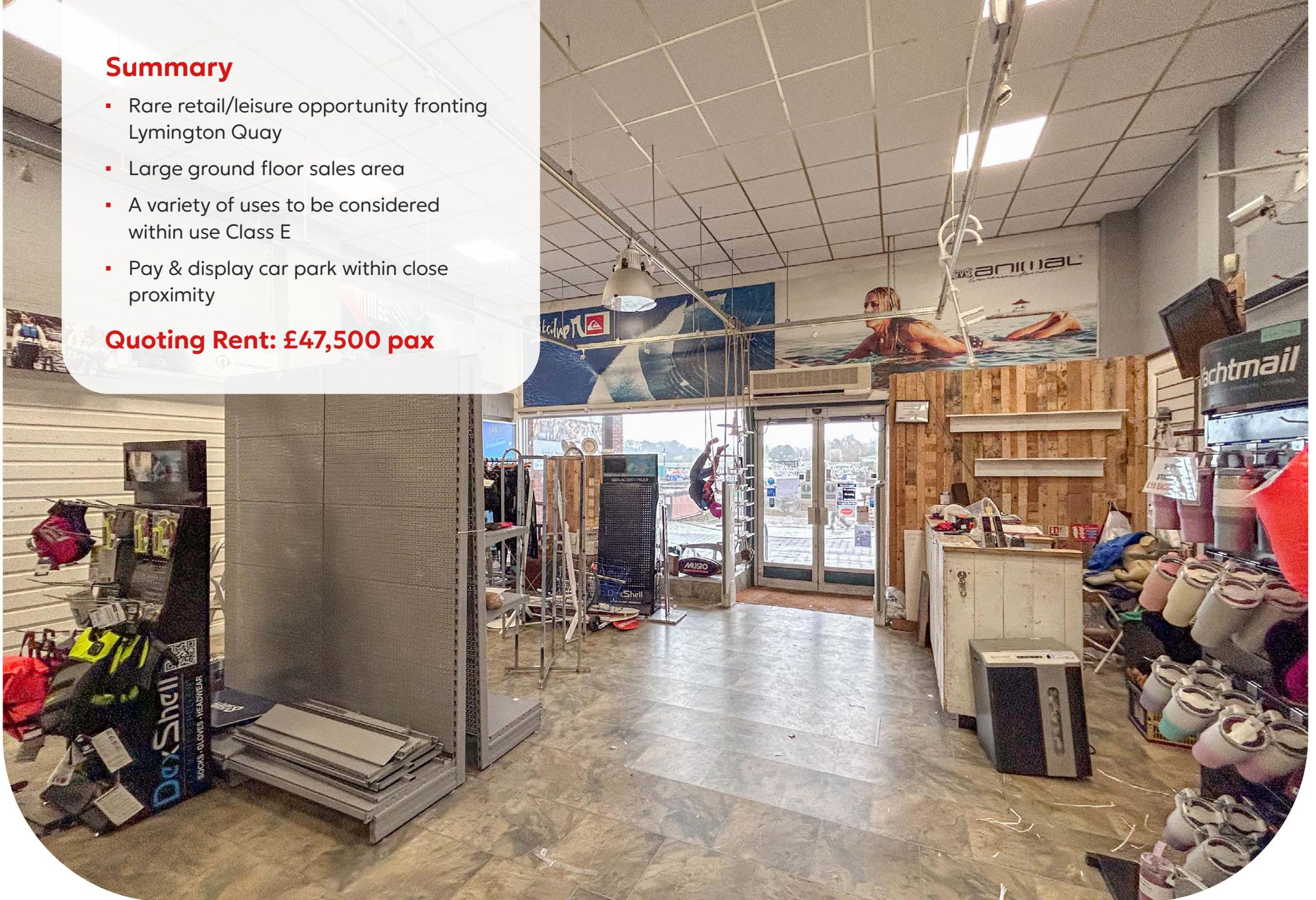
Substantial Retail/  
Leisure Opportunity  
Fronting Lymington  
Quay

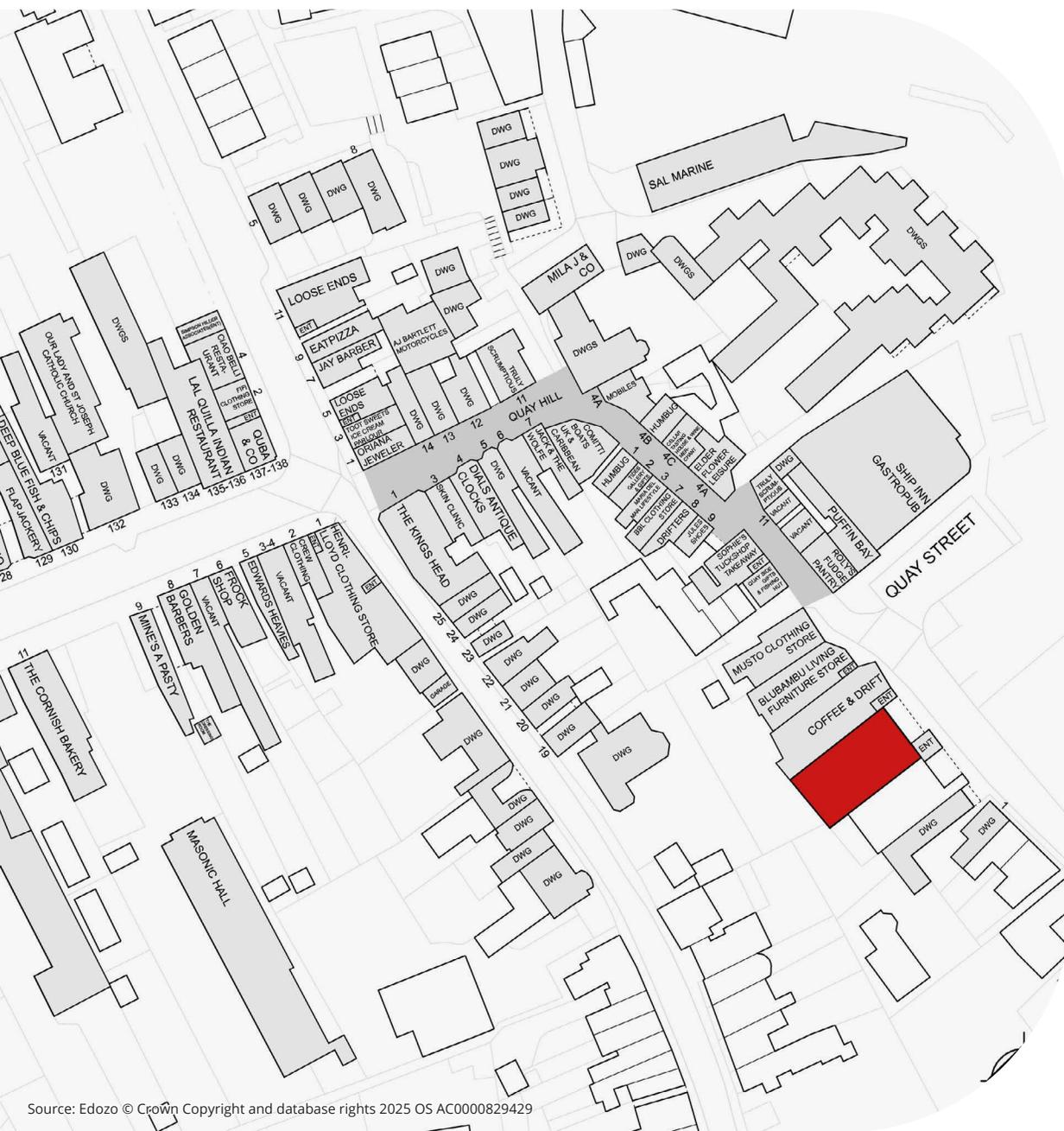
2,870 SQ FT // 266.77 SQ M

## Summary

- Rare retail/leisure opportunity fronting Lymington Quay
- Large ground floor sales area
- A variety of uses to be considered within use Class E
- Pay & display car park within close proximity

**Quoting Rent: £47,500 pax**





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## Location

- Lymington Town Centre
- Fronting Lymington Quay
- Lymington high street is located approximately 130 metres away
- 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

## Nearby Occupiers

**COSTA**   **HOLLAND & BARRETT**   **MOUNTAIN WAREHOUSE**  
**LOUNGERS**   **M&S FOOD**   **White Stuff**



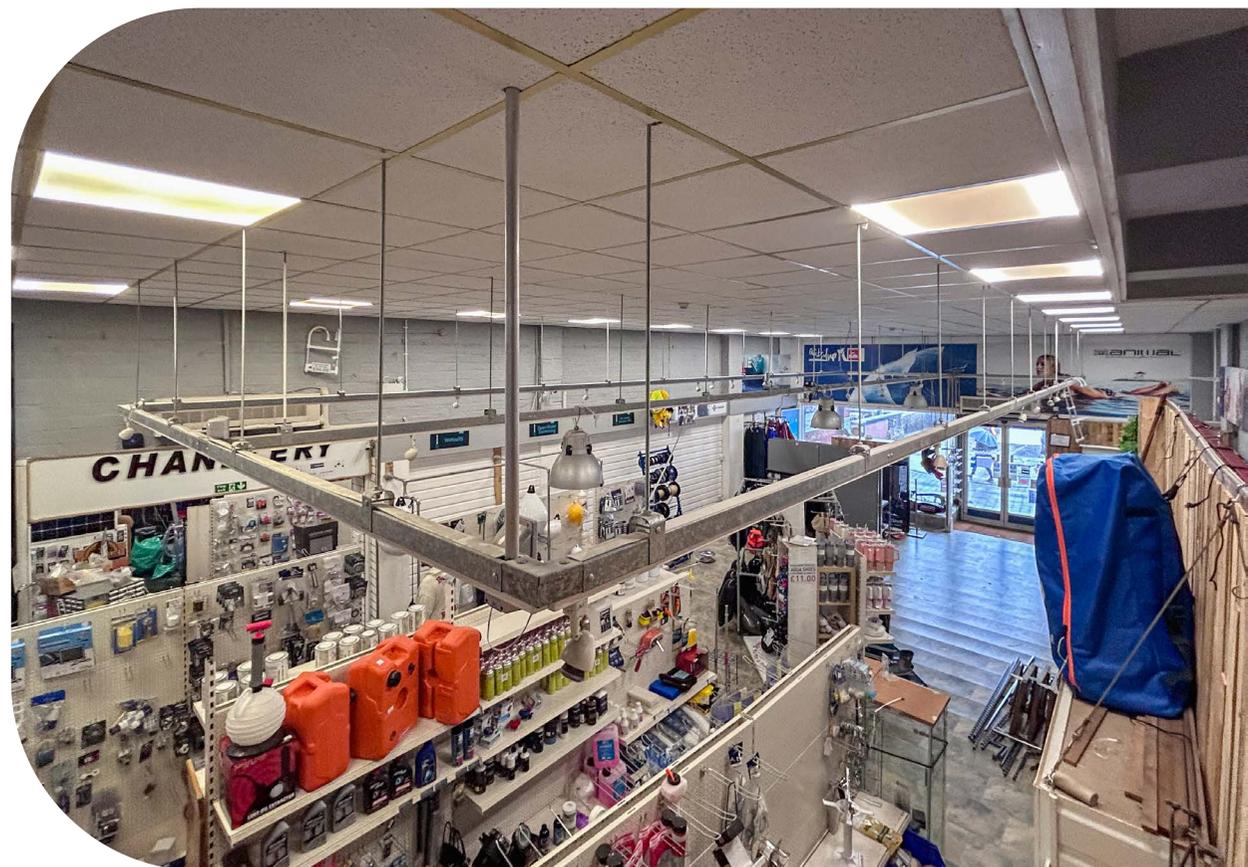
## Description

- The property is arranged over the ground and first floor.
- The ground floor consists of a substantial sales area which is predominantly open plan.
- The first floor is accessed via an internal staircase to the front of the sales area and provides access to staff toilets, storage and office area
- A variety of uses within Use Class E will be considered

## Accommodation

	sq m	sq ft
Ground floor	212.94	2,291
First floor	53.83	579
Male and female WCs	-	-
Kitchenette	-	-

**Total net internal area approx. 266.77 2,870**



## 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

**£47,500 per annum, exclusive**

## Rateable Value

£38,500 (1st April 2026)

Rate payable at 43p in the pound (Year commencing 1st April 2026)

## EPC Rating

B - 36

## 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

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.



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**Offices in Dorset and Hampshire.**

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