

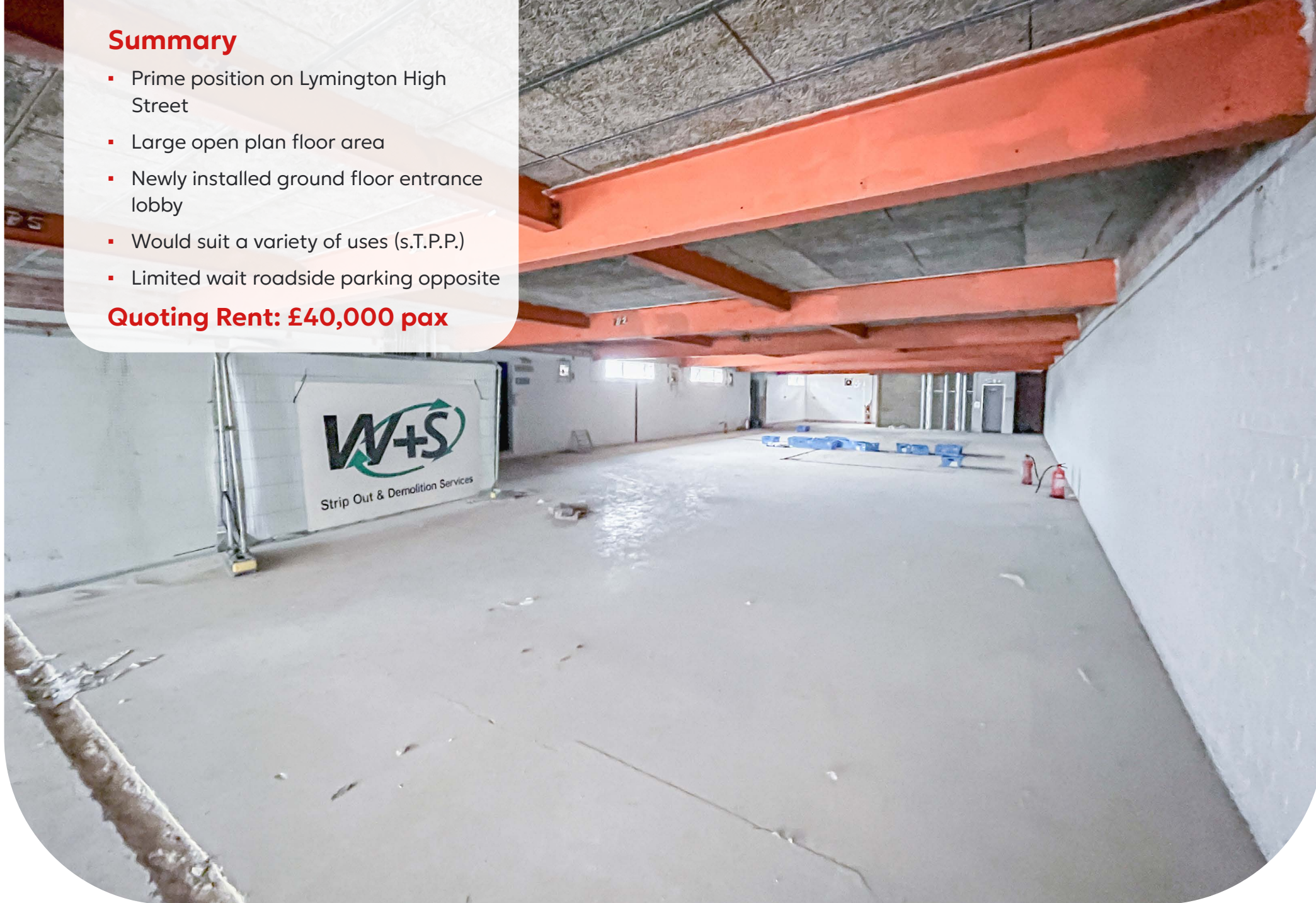
RETAIL



Summary

- Prime position on Lymington High Street
- Large open plan floor area
- Newly installed ground floor entrance lobby
- Would suit a variety of uses (s.T.P.P.)
- Limited wait roadside parking opposite

Quoting Rent: £40,000 pax





Source: Edozo © Crown Copyright and database rights 2025 OS AC0000829429

Location

- The property occupies a prime position fronting the high street, in the popular market town of Lymington. Multiple retailers are represented including **M&S Simply Foods, Holland & Barrett, Costa Coffee, Barclays, Jaga, Poundland** and **Boots**.
- Lymington is an affluent and attractive Market Town with a wide catchment area and 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

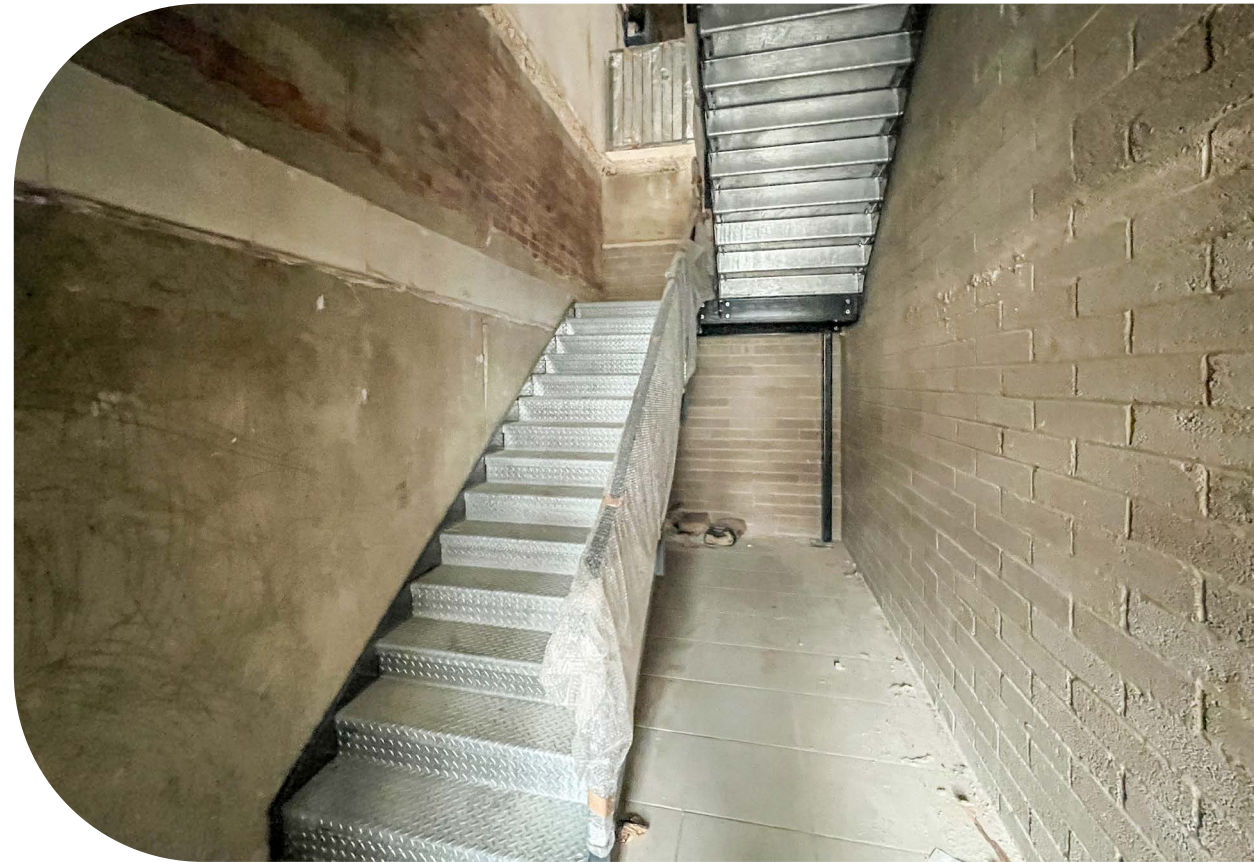
- A large first floor commercial property, which is open plan throughout. The property is accessed via a ground floor lobby with a large staircase leading to the first floor demise. The property would suit a wide variety of uses and has been presented in a shell condition.

Accommodation

sq m sq ft

Total net internal area approx.

362.3 3,900



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 rent of **£40,000 per annum**, exclusive.

Rateable Value

To be reassessed.

EPC Rating

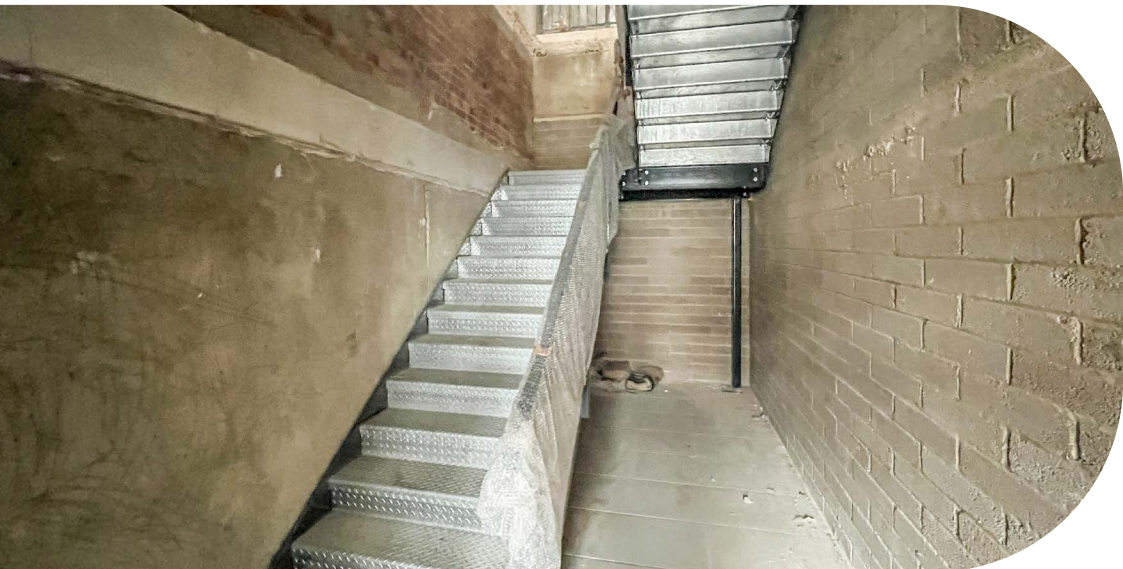
D - 88

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.



Grant Cormack 07776 217453
grant.cormack@goadsby.com

Edd Watts 07968 299408
edd.watts@goadsby.com

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.



Commercial Property. Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550022

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com