

# TO LET

PRIME RETAIL/LEISURE OPPORTUNITY  
IN LYMINGTON TOWN CENTRE.



RETAIL

goadsby

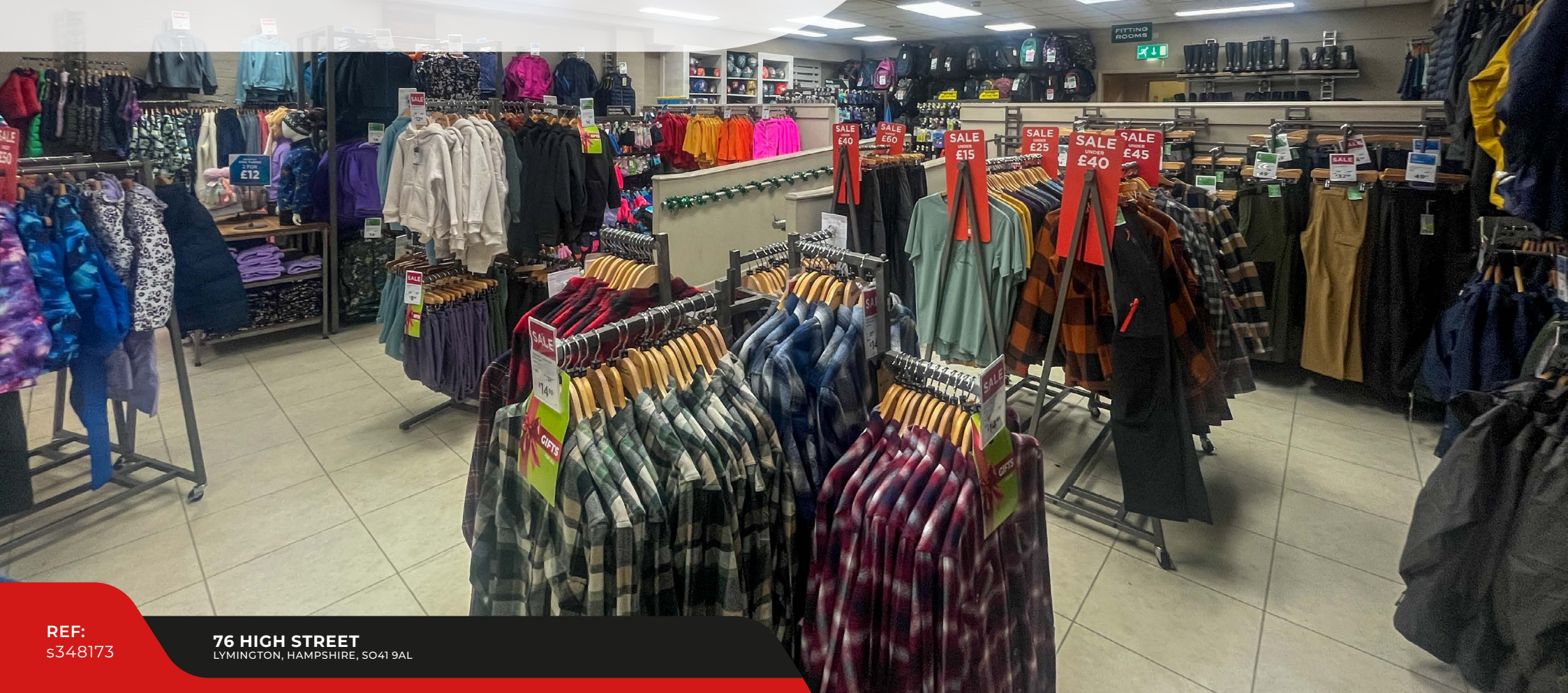
**76 HIGH STREET**  
LYMINGTON, HAMPSHIRE, SO41 9AL



## SUMMARY >

- PRIME POSITION ON LYMINGTON HIGH STREET.
- ARRANGED OVER THE GROUND FLOOR AND BASEMENT.
- NET INTERNAL AREA APPROXIMATELY – 3,598 SQFT / 334 SQM
- LARGE GROUND FLOOR SALES AREA.
- REAR LOADING AVAILABLE VIA SCHOOL LANE.
- VARIETY OF USES CONSIDERED WITHIN USE CLASS E.
- PAY AND DISPLAY PARKING LOCATED TO THE FRONT.
- AVAILABLE FROM Q4 2026

**QUOTING RENT: £72,000** PER ANNUM EXCLUSIVE



REF:  
s348173

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## Location

- The premises occupies a prime position within Lymington High Street.
- The market town is situated on the southern edge of the New Forest, between Southampton and Bournemouth
- Lymington is famous for its sailing history with TWO marinas and two sailing clubs.
- The town benefits from a weekly market each Saturday, drawing many visitors to the town
- The High Street boasts an array of national occupiers in addition to local independent retailers, cafes and restaurants.
- Lymington occupies Holland and Barratt, White Stuff, Henry Lloyd, Lounges, Marks and Spencer, Costa, Sea Salt, Prezzo.



## Description

- Double fronted shop front with recessed entrance.
- Large ground floor sales area.
- The basement is accessed via an internal staircase and is suitable for storage.
- Staff facilities including toilets and a kitchenette are located to the rear of the ground floor.
- Rear loading available via School Lane

## Accommodation

Accommodation	sq m	sq ft
Ground floor NIA	285.24	3,069
Basement	49.18	529

<b>Total net internal area approx.</b>	<b>334.32</b>	<b>3,598</b>
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## Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£72,000 per annum exclusive** of all other outgoings.

## Rateable Value

£69,500 (1st April 2023) // £72,000 (1st April 2026)

Rate payable at 54.6p in the pound (Year commencing 1st April 2024)

## EPC Rating

C - 60

## 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](#).

### 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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