

# 2-4 CHRISTCHURCH ROAD & 5 MILTON GREEN



NEW MILTON | BH25 6QB



Red line boundary is approximate and for illustration purposes only

## MULTI-LET RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

# INVESTMENT OPPORTUNITY

- Mixed use retail parade with upper parts anchored by One Stop
- One Stop Stores Limited outstanding rent review dated 12/09/2025.
- One Stop Stores reversionary rent anticipated to be £29,500 pax
- Property situated on busy road in seaside town
- Freehold
- WAULT on commercial element 4.53 years

## PROPOSAL

**£975,000** exc VAT which reflects a NIY of 7.07% assuming purchasers costs at 5.72% and a reversionary yield of 7.5% assuming purchasers costs of 5.72%.



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# LOCATION

The premises occupies a prominent position fronting the A337 Christchurch Road. This is a busy thoroughfare road between Highcliffe and New Milton. Nearby retailers include Travis Perkins, Greggs and City Plumbing. New Milton mainline railway station and town centre is approximately 1 mile distant from the premises.

# CONNECTIVITY



## ROAD CONNECTIONS

	TIME (MINS)	DISTANCE (MILE)
Bournemouth	26	11
Poole	43	16.5
Southampton	44	22.5
Winchester	48	34.9
Portsmouth	60	46.4



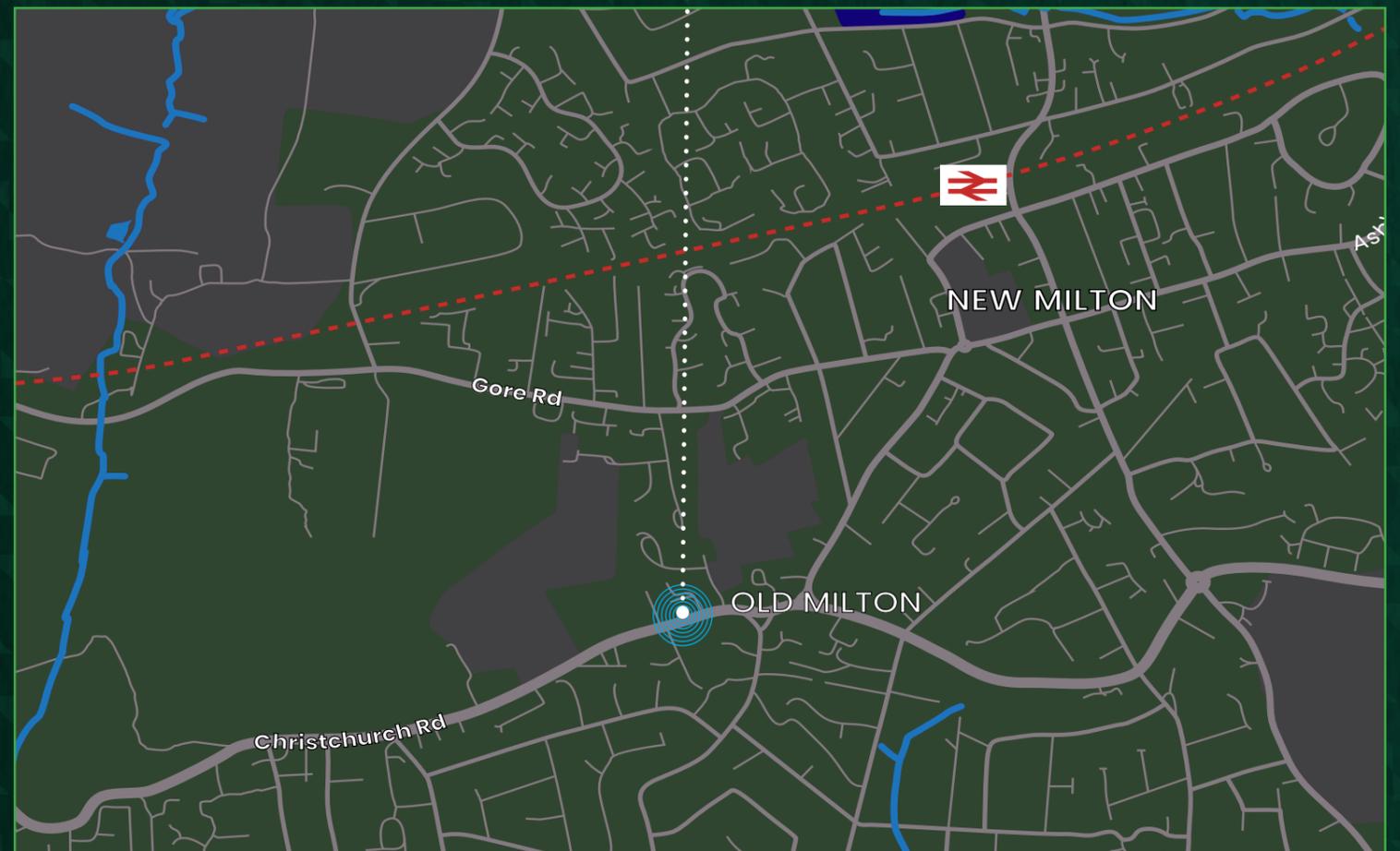
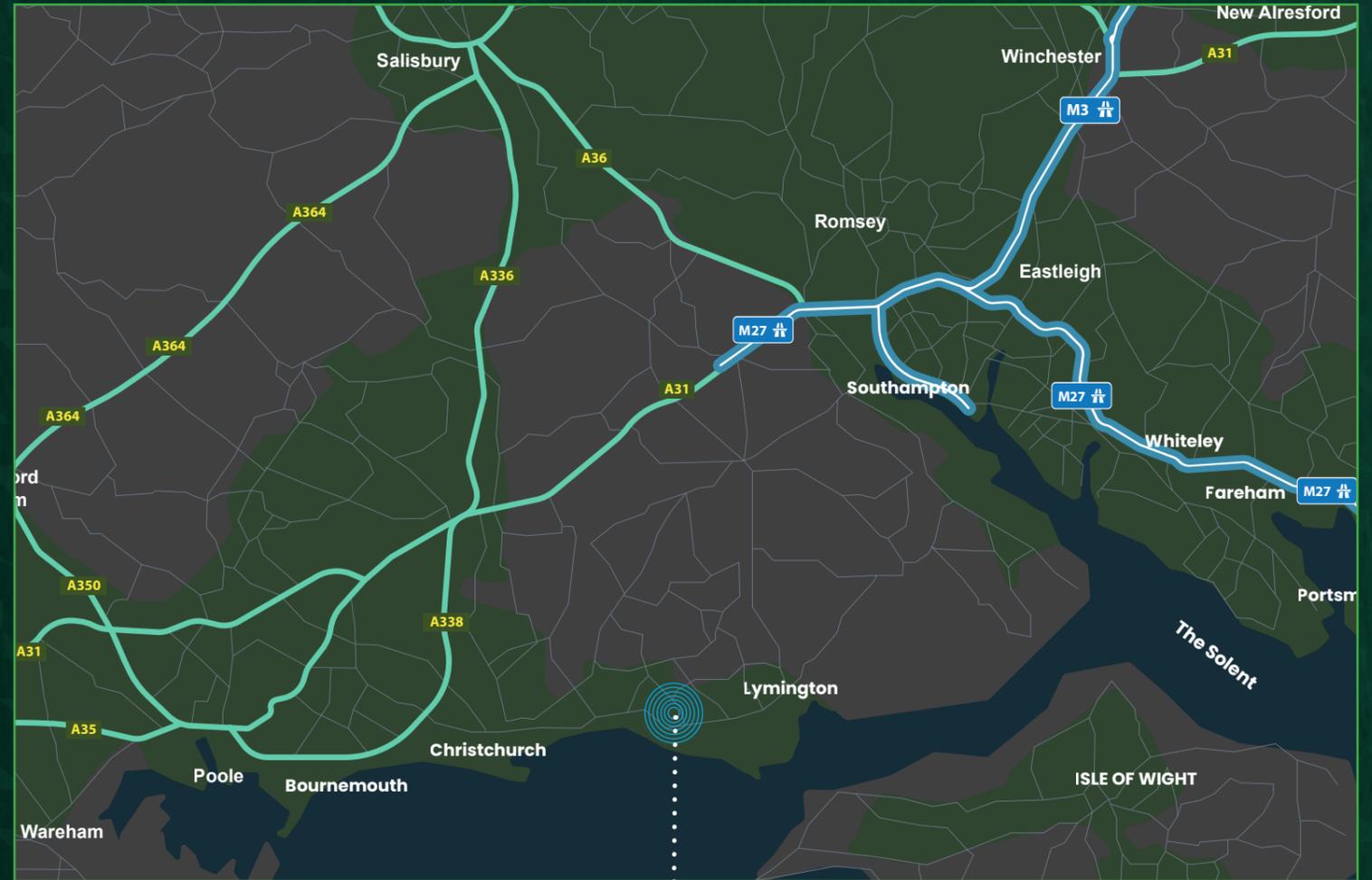
## AIRPORT

	TIME (MINS)	DISTANCE (MILE)
Bournemouth	22	9.2
Southampton City	39	28
London Heathrow	90	86



## RAIL

	TIME (MINS)
Bournemouth	30
Southampton	40
Winchester	60
London Waterloo	120





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& 5 MILTON GREEN



Travis Perkins



NEW MILTON  
TRAIN STATION

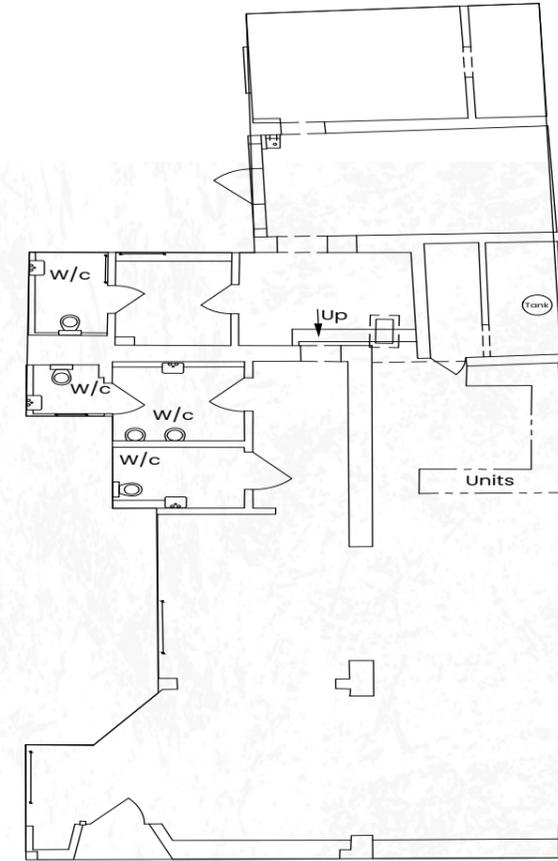


# DESCRIPTION

The premises comprise an end of terrace two storey property of brick construction under a pitched tiled roof and a detached two storey property of brick construction with a pitched tiled roof and a flat roof over the single storey section. Both properties comprise a retail unit on the ground floor and residential units to the upper parts. Externally, there is a car park and an archive store which will be sold with vacant possession.



# ACCOMMODATION



Ground Floor: 5 Milton Green

COMMERCIAL	SQ M (NIA)	SQ FT (NIA)
Archive Store	139.35	1,500
5 Milton Green	138.43	1,490
2-4 Christchurch Road	236.15	2,542
<b>TOTAL approx.</b>	<b>513.93</b>	<b>5,532</b>

RESIDENTIAL	NO OF ROOMS	SQ FT (NIA)
Flat 1 & 2, One Stop Community Stores	4 bedroom maisonette	1,281
Flat 3, One Stop Community Stores	2 bedroom	614
Flat at 5 Milton Green	2 bedroom	710
<b>TOTAL approx.</b>		<b>2,605</b>

The above floor areas have not been measured by Vail Williams and have been provided by our client.



# TENANCY SCHEDULE

ADDRESS	TENANT	SIZE	RENT	LEASE TERMS	RENT DEPOSIT	COMMENTS
<b>COMMERCIAL</b>						
5 Milton Green	Vito Domenico Capozza t/a Da Vito	1,490 sq ft	£12,000	5 year lease from 14/05/25 outside L&T Act.	£4,500	2 allocated car parking spaces
2-4 Christchurch Road	One Stop Stores Limited	2,542 sq ft	£25,000	10 years commencing 12/09/20, expiring 11/09/30, inside L&T act. Tenant break option 11/09/25, outstanding rent review dated 12/09/25.		Rent review notice served at £36,500 pax
<b>RESIDENTIAL</b>						
Flat 1 & 2, One Stop Community Stores	Lauren Massey	4 bed maisonette	£1,050 pcm	12 month AST dated 14/05/25	£1,211.53	
Flat 3 One Stop Community Stores	Michal Grzanka & Jakub Grzanka	2 bed flat	£1,036.39 pcm	AST dated 28th July 2022 - 27th July 2023	£1,038	
Flat at 5 Milton Green	Vito Domenico Capozza	2 bed flat	£900 pcm	Flat 5, 1C Christchurch Road is let on an AS from 29th December 2025 to 28th June 2026	£1,038.46	
<b>TOTAL RENT INCOME</b>			<b>£72,836.68</b>			
<b>Assumed rent review settled @ £29,500 pax Total rent income pax</b>			<b>£77,336.68</b>			



# FURTHER INFORMATION



## TENURE

Freehold – Title no: HP708041 and HP135096.

## EPC

2-4 Christchurch Road- C

5 Milton Green – D

Flat 1 – D

Flat 5 – D

Flat 3- E

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

## VAT

The property has been elected for VAT purposes and the sale is intended to be treated as a Transfer of a Going Concern (TOGC).

## PROPOSAL

**£975,000** exc VAT which reflects a NIY of 7.07% assuming purchasers costs at 5.72% and a reversionary yield of 7.5% assuming purchasers costs of 5.72%.

## INSPECTIONS

Through sole agents via appointment.

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