



RETAIL

## TO LET

High Street Retail  
Premises With  
Allocated Parking  
For One Vehicle

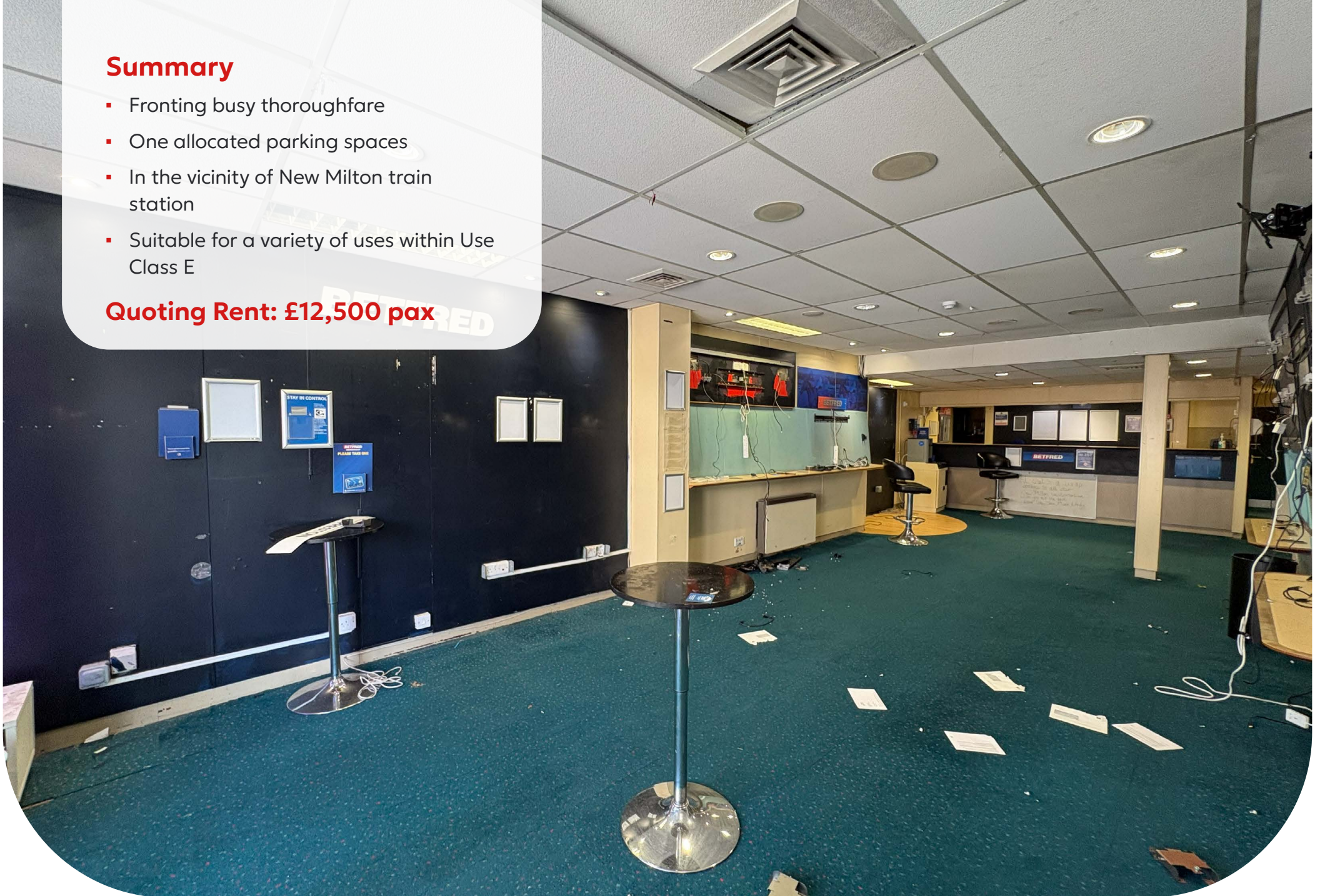
100% Small Business Rates  
Relief Available (Subject To Terms)

**1,003 SQ FT // 9.335 SQ M**

## Summary

- Fronting busy thoroughfare
- One allocated parking spaces
- In the vicinity of New Milton train station
- Suitable for a variety of uses within Use Class E

**Quoting Rent: £12,500 pax**





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## Location

- The premises are located within New Milton’s main shopping thoroughfare of Station Road
- Limited wait roadside parking is available throughout Station Road
- Numerous multiple retailers are represented in the vicinity including **Boots Opticians, Costa Coffee, M&S Food, Superdrug, Morrisons** and **Subway**.

## Nearby Occupiers



M&S FOOD



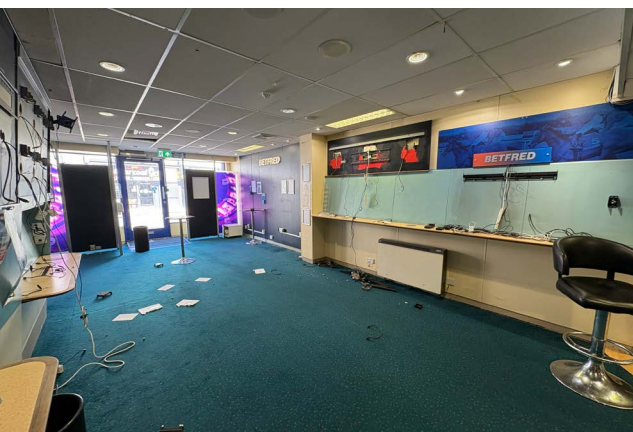
## Description

- A mid-terrace high street retail premises benefiting from a good sized sales area.
- Located to the rear are 3 WCs with wash hand basins in addition to a store room/kitchenette.
- One allocated car parking space is located at the rear of the building, accessed via a lane from Whitefield Road.

## Accommodation

	sq m	sq ft
Net Sales Area	86.22	927
Ancillary Storage	7.13	76
Kitchenette	-	-
3 WC's with wash hand basin	-	-
One Allocated Parking Space	-	-

**Total net internal area approx. 93.35 1,003**



## 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 **£12,500 per annum**, exclusive of all other outgoings.

## Rateable Value

£9,100 (1st April 2026)

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

## EPC Rating

D - 84

## 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: s236337

## 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.

6 Station Road, New Milton, Hampshire, BH25 6JU



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