



RETAIL

TO LET

Mid-Terrace Lock Up Shop Premises With Parking

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

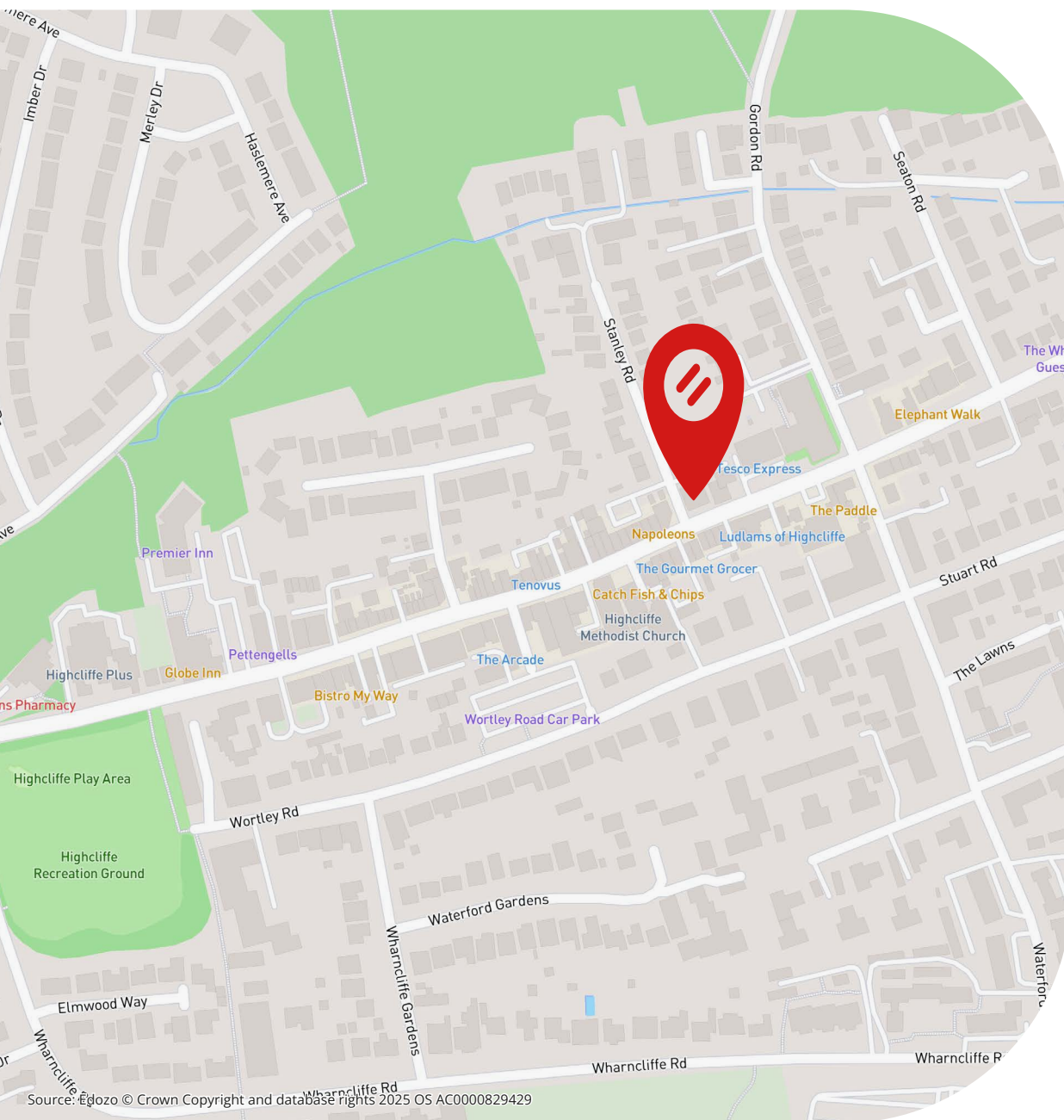
873 SQ FT // 36.14 SQ M

Summary

- Fronting busy thoroughfare.
- A variety of uses to be considered within Use Class E.
- Allocated parking for two vehicles.

Quoting Rent: £12,000 pax





Location

- Highcliffe is situated midway between Christchurch and New Milton, the subject property being approximately 0.5 miles from the cliff top and seafront
- The subject premises occupies a good trading position along the principal shopping thoroughfare of Lymington Road
- The area provides retail and professional service amenities to the surrounding densely populated residential area, which also benefits from the influx of tourists to the region during the summer period
- Limited wait roadside parking is available on the southern side of Lymington Road

Nearby Occupiers

Premier

TESCO
Express

Description

- Double fronted retail premises
- Good size front sales area with ancillary storage and staff facilities located to the rear
- Allocated parking for two vehicles located at the rear of the premises

Accommodation

	sq m	sq ft
Sales Area	45.02	484
Ancillary	36.14	389
WC with wash hand basin	-	-
Kitchenette	-	-
External parking for two vehicles	-	-

Total net internal area approx.

81.16 873



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 **£12,000 per annum**, exclusive of all other outgoings.

Rateable Value

£10,250 (1st April 2026)

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

100% small business rates relief available (subject to terms).

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.



ref: s374200

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.

📍 336 Lymington Road, Highcliffe, Christchurch, Dorset, BH23 5EY



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Offices in Dorset and Hampshire.

goadsby.com