goadsby

Shop B, 422 Lymington Road
Highcliffe, Christchurch, Dorset BH23 5HE

RETAIL

TO LET

Lock Up Shop Premises

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

540 SQ FT // 50.21 SQ M

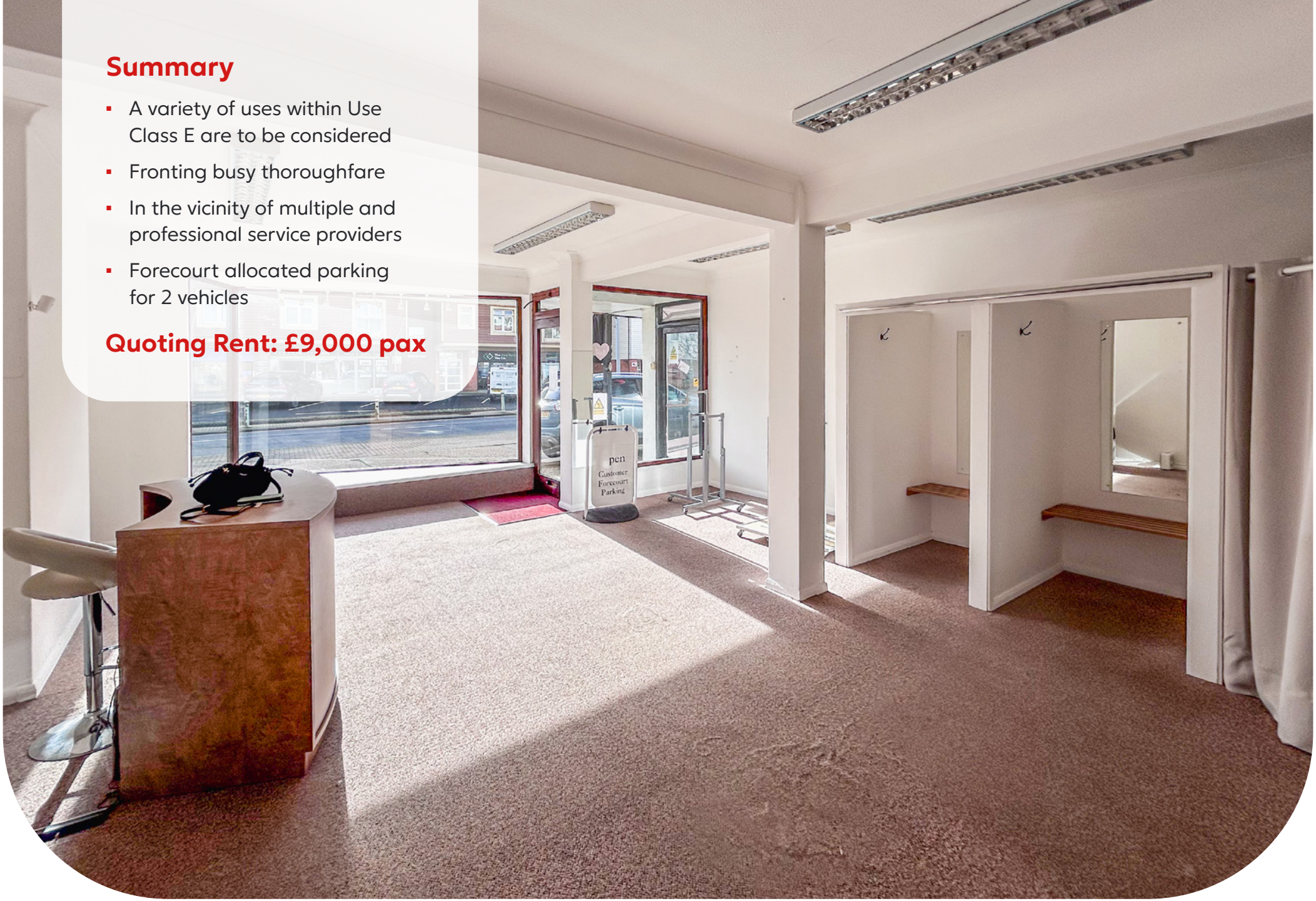
ref: s355220

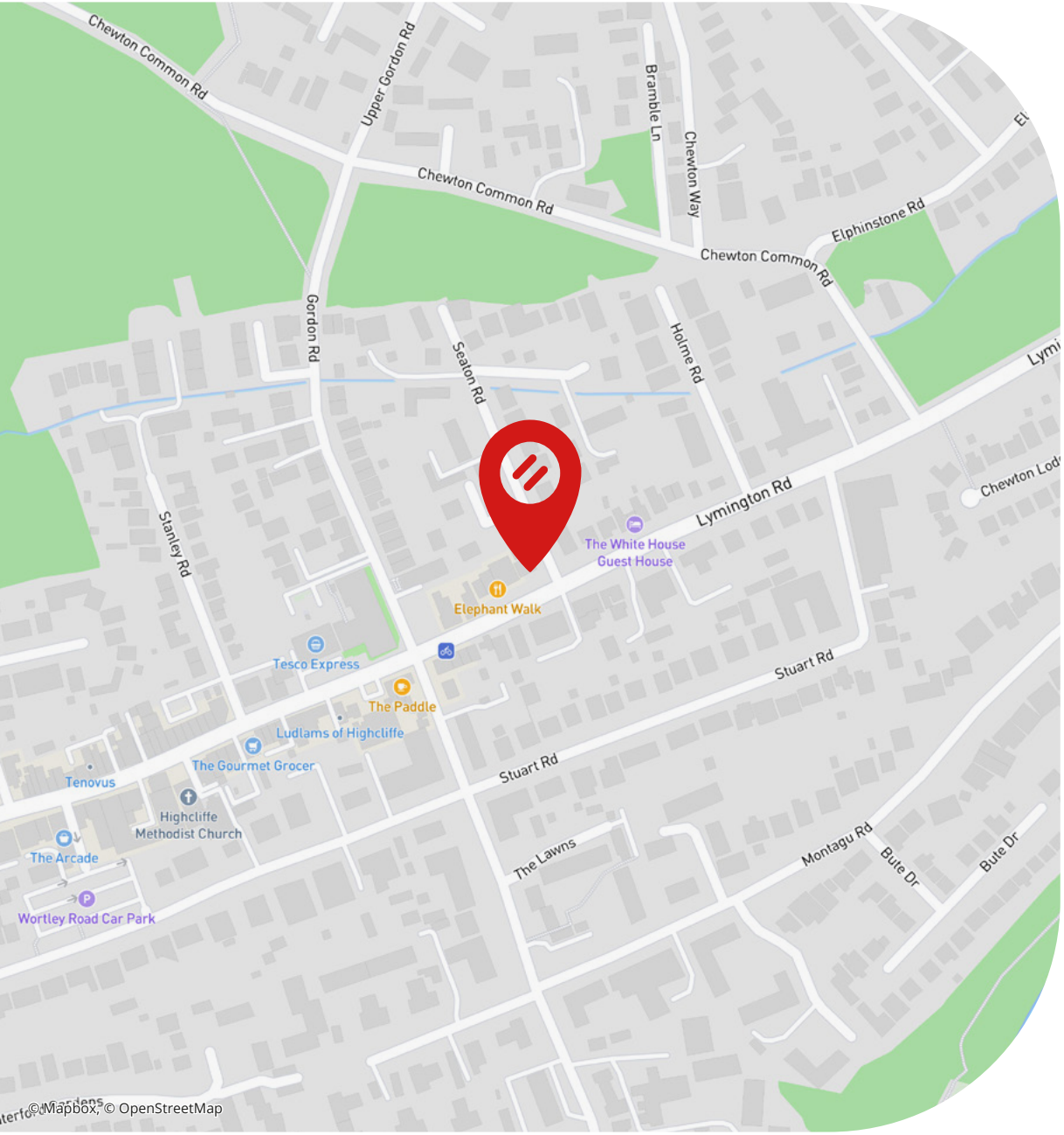
retail.bmth@goadsby.com 01202 550066 goadsby.com

Summary

- A variety of uses within Use Class E are to be considered
- Fronting busy thoroughfare
- In the vicinity of multiple and professional service providers
- Forecourt allocated parking for 2 vehicles

Quoting Rent: £9,000 pax





Location

- Highcliffe is a popular Dorset coastal town, located between Christchurch and New Milton, around half a mile from the cliff top and seafront
- The property occupies a strong trading position on Lymington Road, the town's principal shopping thoroughfare
- The area serves a densely populated and affluent residential catchment
- It also benefits from seasonal tourist trade during the summer months
- Nearby occupiers include leading banks and building societies, as well as **Premier Inn** and **Tesco Express**
- Limited wait roadside parking is available on the southern side of Lymington Road

Nearby Occupiers

TESCO Express

Premier Inn

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- Lock up shop premises with recessed entrance
- Main sales area with rear store room
- A single WC with wash hand basin is accessed via a rear door from the sales area
- Allocated parking for 2 vehicles

Accommodation

	sq m	sq ft
Sales area	44.46	478
Store	5.75	62
WC with wash hand basin	-	-
Forecourt parking for 2 vehicles	-	-
Total area approx.	**50.21**	**540**

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 **£9,000 per annum**, exclusive of business rates, VAT and insurance premium, payable quarterly in advance by standing order.

Rateable Value

£6,300 (1st April 2026)
100% small business rates relief is available (subject to terms)

EPC Rating

C - 58

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.

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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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