

TO LET

**FORMER BANK PREMISES ARRANGED
OVER 3 FLOORS WITH PARKING**



RETAIL

goadsby

120 STATION ROAD
NEW MILTON, HAMPSHIRE BH25 6LL

SUMMARY >

- FORMER BANK PREMISES
- ARRANGED OVER 3 FLOORS
- LOCATED OPPOSITE M&S FOOD STORE AND ESPINO LOUNGE
- LIMITED WAIT ROADSIDE PARKING THROUGHOUT STATION ROAD
- SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E
- ALLOCATED PARKING FOR TWO VEHICLES

QUOTING RENT: £25,000 PER ANNUM EXCL.



REF:
s318761

120 STATION ROAD
NEW MILTON, HAMPSHIRE BH25 6LL



C - 65
EPC Rating

Location

- The premises is located in a prominent position within New Milton's main shopping thoroughfare of Station Road, where numerous multiple retailers are represented, including **BOOTS**, **SUPERDRUG**, **MORRISONS**, **NEW LOOK**, **M&S FOOD STORE**, **COSTA COFFEE**, **LOUNGERS** and **SUBWAY**
- There is limited wait roadside parking available for 1 hour throughout Station Road, with restrictions applying 9am until 6pm Monday to Saturday
- A pay and display car park is also located to the rear of the property.

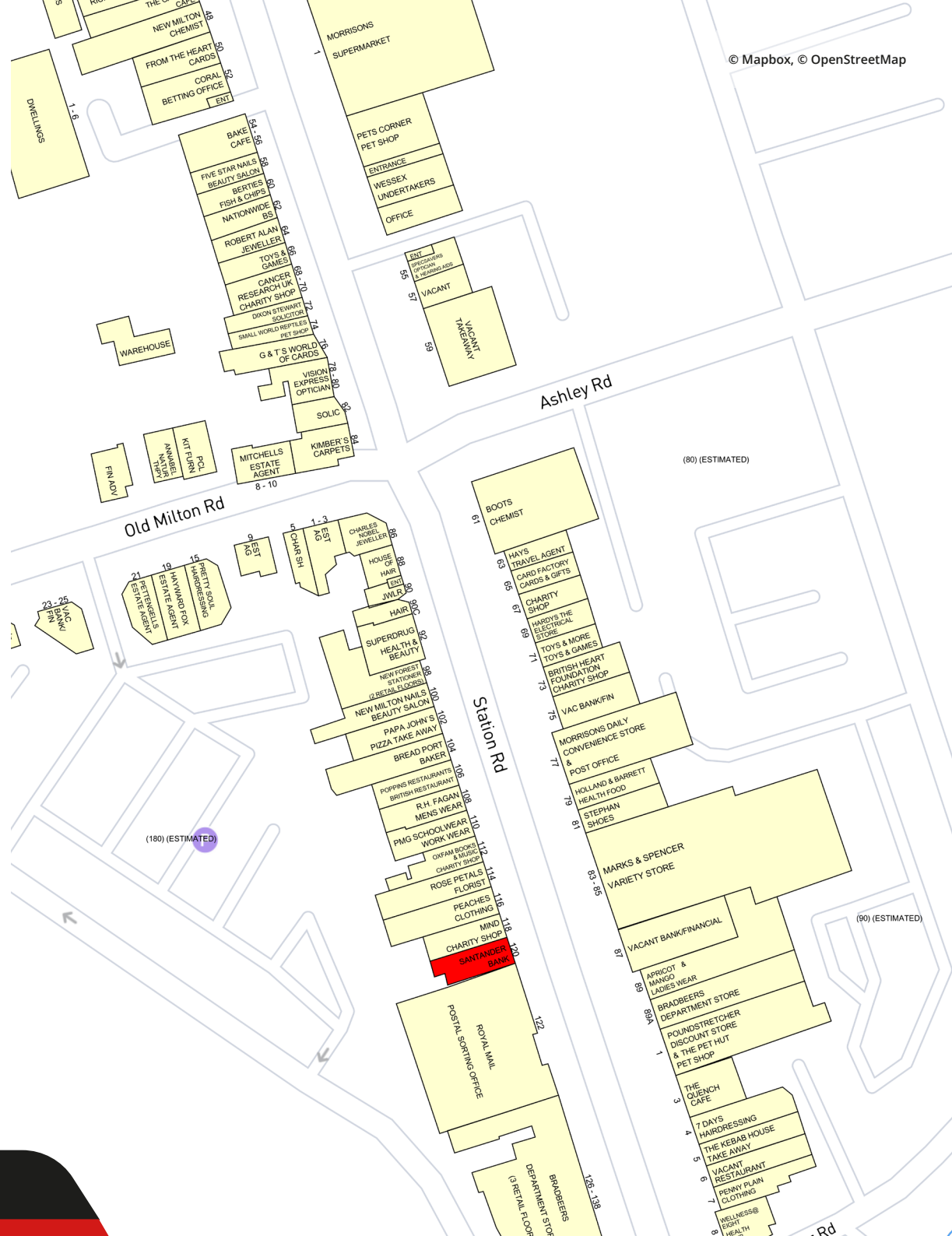
Description

- A former bank premises, fronting New Milton High Street and arranged over 3 floors
- The ground floor comprises of a former banking hall/sales area with an internal staircase leading to the first floor which consists of 3 offices and staff welfare facilities
- A further internal staircase from the first floor provides access to the second floor which consists of a staff area with fitted kitchenette and further staff facilities
- Allocated parking for two vehicles is available at the rear of the property

Accommodation

Ground Floor	835 sq ft	77.60 sq m
First Floor	541 sq ft	50.30 sq m
Second Floor	270 sq ft	25.10 sq m

Net Internal Area	1,646 sq ft	153 sq m
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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 **£25,000 per annum**, exclusive of all other outgoings.

Rateable Value

£14,750

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

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.



Edd Watts

edd.watts@goadsby.com
01202 550165 // 07968 299408

Jake Walker

jake.walker@goadsby.com
01202 550128 // 07834 060918





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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

REFERENCES

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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