



RETAIL

**TO LET**

Class E Premises  
In New Milton  
Town Centre

909 SQ FT // 84.45 SQ M

## Summary

- Prominent Class E premises to let in the vicinity of New Milton's main shopping thoroughfare
- In close proximity to the railway station as well as Boots Opticians and Costa Coffee
- Suitable for a variety of uses within Use Class E

**Quoting Rent: £12,750 pax**





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## Location

- The premises occupy a great trading position on Osborne Road, approximately 505 metres from Station Road
- Nearby occupiers include **Boots Opticians, Costa Coffee, M&S Food, Superdrug, Morrisons** and **Subway**
- New Milton Railway Station is located just 0.1 miles away from the subject premises

## Nearby Occupiers



**COSTA**

**M&S FOOD**



## Description

- A Class E premises, most recently trading as a dental practice
- The premises currently comprises of a large reception area with two treatment rooms, and an office with a staff break out room and kitchenette
- A WC with wash hand basin along with a DDA compliant WC, are also located within the premises

## Accommodation

sq m sq ft

**Total Net internal area approx.**

**153.1 1,649**

1 x WC with wash hand basin and 1 x DDA compliant WC.



## Terms

The premises are available by way of a new full repairing and insuring new lease, term and rent review pattern by negotiation at a commencing rental of **£12,750 per annum** exclusive of all other outgoings.

## Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

## Rateable Value

£10,500 (from 1<sup>st</sup> April 2026)

100% Small business rates relief available (subject to terms)

## EPC Rating

D - 80

## 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: s363431

## 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.

 Unit 6, Osbourne House, Osbourne Road, New Milton BH25 6AD



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