

# TO LET

## GROUND FLOOR CLASS E COMMERCIAL UNIT

489 SQ FT // 45.38 SQ M

100% SMALL BUSINESS RATES RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

**47 HOLLYBANK CRESCENT**  
HYTHE, HAMPSHIRE, SO45 5FZ

## SUMMARY >

- NEW LEASE AVAILABLE
- SUITABLE FOR RETAIL, OFFICE, MEDICAL, LIGHT INDUSTRIAL AND LEISURE USES
- REAR ACCESS
- SITUATED IN AN ESTABLISHED RETAIL PARADE IN A RESIDENTIAL AREA

QUOTING RENT: £8,250 PER ANNUM EXCL.



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D - 83  
EPC Rating

## Location

Hythe is situated on the waterfront bordering the New Forest to the west of Southampton with road access via the A326. Hythe town centre boasts a marina and a shopping area with a good mix of retailers including a Waitrose supermarket.

This district parade is located just outside the centre and forms part of a substantial residential estate. Immediate local retailers include a fish and chip shop, Chinese takeaway, Indian take-away, Beauty Salon, Barbers and hairdressers.

## Description

The property comprises of ground floor commercial space and benefits from the following brief specifications:

- WC and wash hand basin
- Front and rear access
- Rear lean-to storage
- Retail frontage 4.35m

## Accommodation

|                      | Sq M         | Sq Ft      |
|----------------------|--------------|------------|
| Sales Area           | 27.75        | 299        |
| Storage/Office       | 17.63        | 190        |
| <b>Approx. Total</b> | <b>45.38</b> | <b>489</b> |

## Lease

The premises are offered on a new full repairing and insuring lease for a term to be agreed.

## Rent

**£8,250 per annum exclusive.**

Rent is quoted exclusive of business rates, service charge and VAT, payable quarterly in advance by standing order.

## Rateable Value

£5,600 (from 01/04/23)

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Any intending purchaser must satisfy themselves as to the accuracy of this information by contacting New Forest District Council.

## Legal Costs

Ingoing tenant is to be responsible for our clients 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

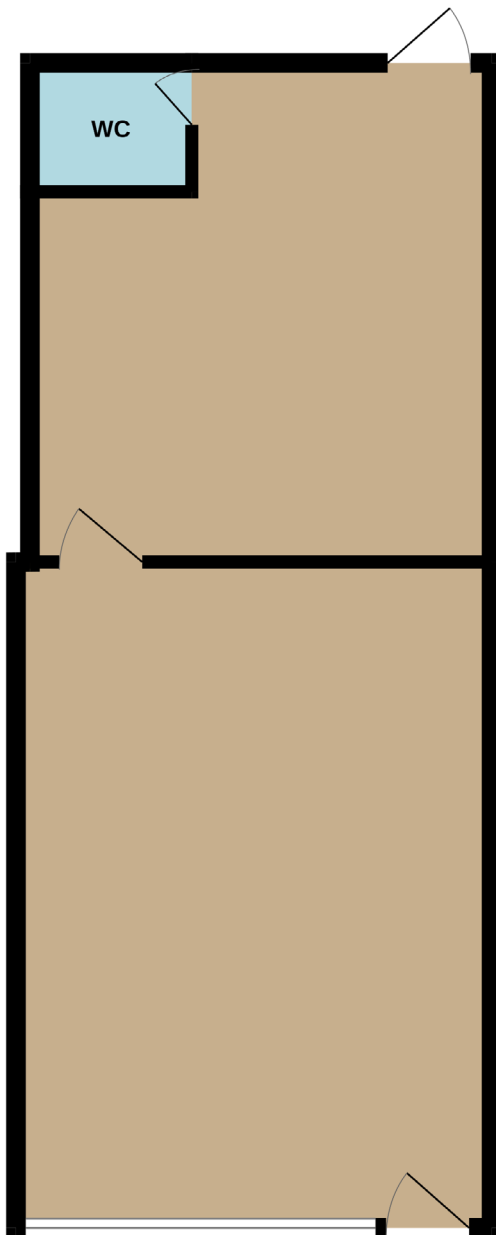
Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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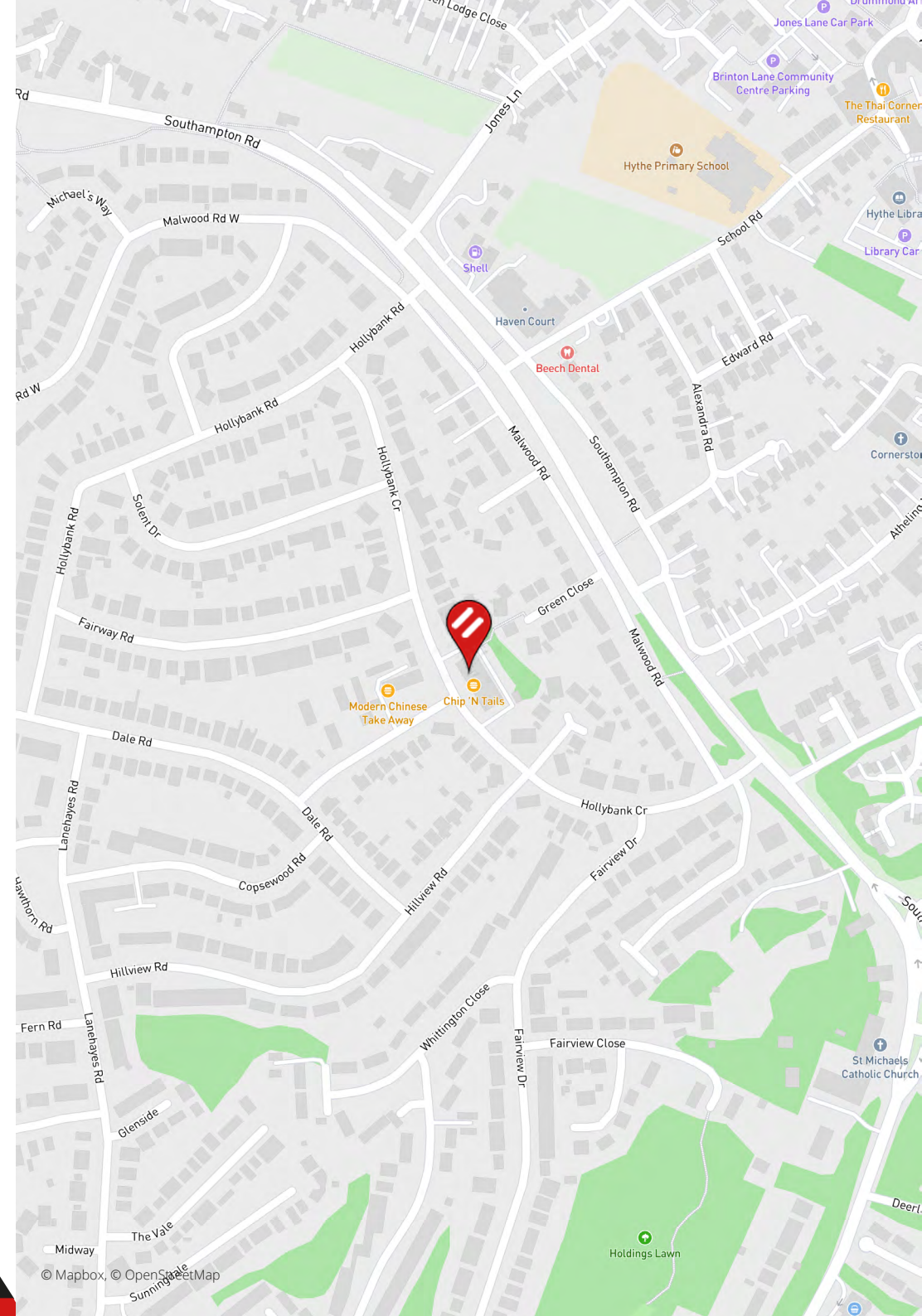




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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](#).

### 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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://goadsby.com)



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