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**60 High Street, Lyndhurst, SO43 7BJ**

Prominent Retail Unit Opposite & Adjacent to the World Famous Ferrari Showroom

## Summary

Tenure	To Let / For Sale
Available Size	1,273 sq ft / 118.27 sq m
Rent	£20,000 per annum
Rates Payable	£9,472 per annum
Rateable Value	£18,500
EPC Rating	C (57)

## Key Points

- Rent £15.71 per sq.ft
- Would Suit a Multitude of Retail Uses
- Fully Glazed Shop Front
- Ground Floor Open Plan Unit
- Highly Prominent Unit

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## Description

The subject premises occupy the ground floor providing an open plan retail space with small kitchenette and w.c. at the rear. The unit also benefits from having rear access offering off road delivery.

Internally the building is fitted with laminate flooring, decorated throughout and LED strip lighting. The open plan layout provides flexibility for a multitude of retail uses ready for an in coming tenant's fit out.

## Location

The subject building is situated in the heart of the town of Lyndhurst which is in the very popular New Forest National Park attracting many visitors to the area throughout the year. Lyndhurst itself has a variety of independant shops, art galleries, cafe's and restaurants. The building is close to both main car parks.

The subject building is situated on the western side of the High Street next door to the Meridian Medina Classique and opposite the Meridian Medina Ferrari Dealership and with the junction of Gosport Lane (A337) leading into the heart of the New Forest. Southampton is approximately 9 miles to the northeast, Bournemouth 25 miles southeast, Lymington 9 miles south and there is good road access to the M27 motorway (junction 1) within approximately 4 miles.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	1,236	114.83	Available
Ground - Rear Kitchen	38	3.53	Available
<b>Total</b>	<b>1,274</b>	<b>118.36</b>	

## Specification

- \* Open Plan Layout
- \* Laminate Flooring
- \* LED Strip Lighting
- \* Rear Kitchenette
- \* W.C. & Wash Hand Basin
- \* Rear Pedestrian Access
- \* Floor to Beam height 2.79m

## Terms

Available on a new effective full repairing & insuring lease for term to be agreed at a rent of £20,000 per annum (£15.71 psf) or alternatively may be available for sale, further details on request.

## Rateable Value

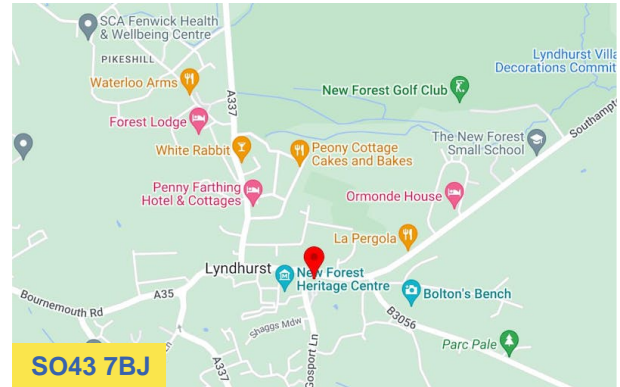
Rateable Value £18,500

You are advised to make your own enquiries in this regard to the Local Authority before making a comittment to lease.

## Other Costs

Service Charge & Buildings Insurance may be payable in respect of the maintenance and repair of the building.

Legal Costs - Each party to bear their own costs incurred in the transaction  
VAT - Unless otherwise stated all costs & rents are exclusive of VAT



## Viewing & Further Information

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