



32 HIGH STREET, LYNDHURST, SO43 7BG

RETAIL TO LET

3,809 SQ FT (353.87 SQ M)



Summary

FITTED CONVEINENCE STORE

Available Size	3,809 sq ft
Rent	Rent on application
Rateable Value	£75,000
EPC Rating	B (40)

- Fitted convenience store
- Double fronted unit
- Prominent location
- High Street in New Forest National Park
- Suitable for alternative uses

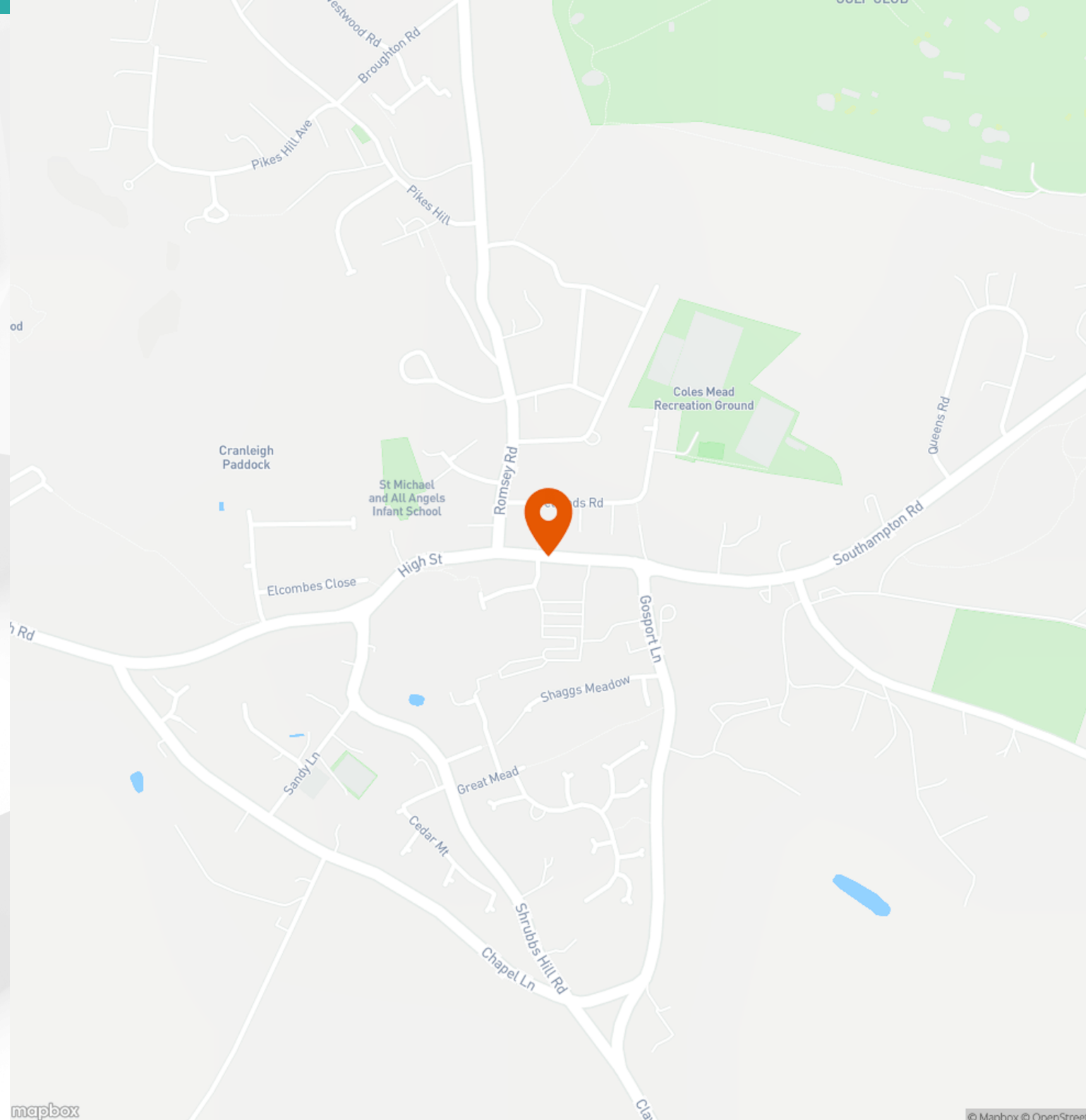


Location



**32 High Street, Lyndhurst,
SO43 7BG**

Lyndhurst is a historic and sought after town in the New Forest National Park, which is busy throughout the year with locals and tourist visitors. The unit is located on the southern side of the one-way High Street. Within the High Street there is a good mix of national and regional retailers, together with independent occupiers.





Further Details

Description

The unit comprises large ground floor retail premises that remain fitted as a convenience store. At present the space is arranged to provide a sales area, together with back of house ancillary space. Externally there is a service/ plant area to the rear and two designated car parking spaces. The space would be suitable for a number of alternative uses, subject to appropriate consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,809	353.87	Available
Total	3,809	353.87	

Terms

The unit is held on a lease for a term expiring September 2032 and is available by way of assignment or sublease. Alternatively, subject to a tenant of suitable covenant strength being identified, the landlord will give consideration to a surrender and re-grant.

Rateable Value

£75,000

Service Charge

A service charge is applicable, further details on request.

Legal Costs

Each party to bear their own legal costs.

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewings

Strictly via sole letting agent Tim Clark / Ben Duly Vail Williams.



Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214 662



Ben Duly

bduly@vailwilliams.com

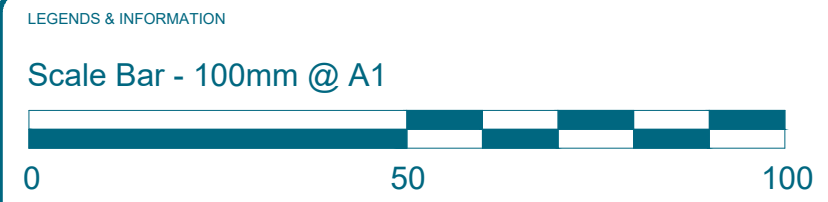
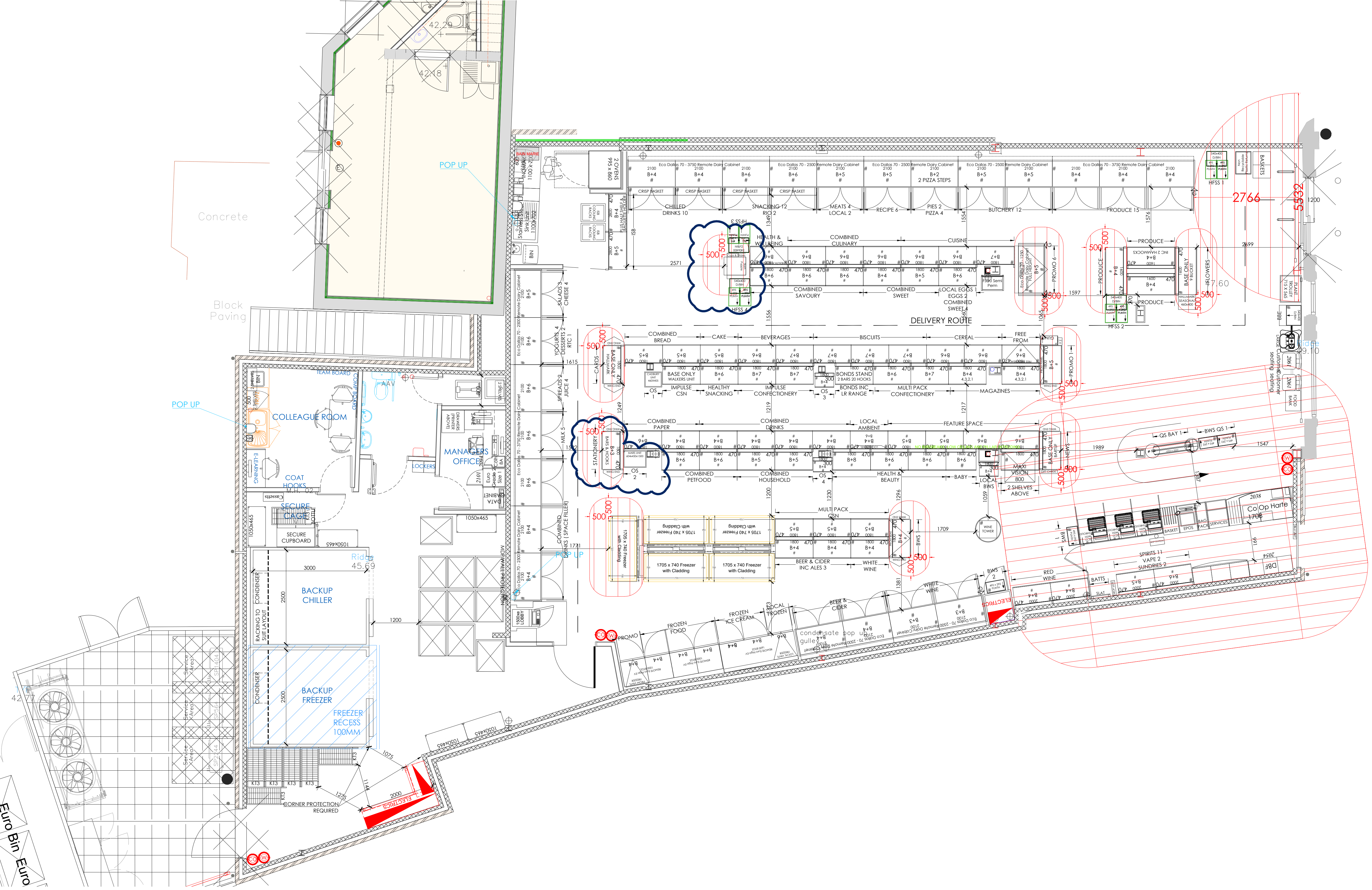
07771 542132

01202 558262



**Vail
Williams**

View on our website



PHASE 3 - MERCH

BLOCK PLAN SENT TO MERCHANDISING	DATE
MERCH SCHEME APPLIED	
NOTES	

DOOR ARC 0.03 X 255 = 7.65m
Square root 7.65m = 2766mm (RADIUS)
Arc Diameter = 5532mm

DATE APPROVED	
NOTES	
PREMISE LICENCE CONDITION:	

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DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER.

IF IN DOUBT ASK FOR CONFIRMATION.

AREA SIZE	SPACE m ²	SPACE ft ²
SALES	255	2744
BOH	95	1022
GROSS	354	3810
FIRST FLOOR	NA	NA
SUB LET SPACE	NA	NA
MOTHBALLED	NA	NA

REVISIONS

REV	DESCRIPTION	DRAWN	CHKD	DATE
1ST	MERCH PLAN	RY	**	08/08/2019
A	OS UPDATED	RY	**	12/11/2019
B	OS SEAT INSTALL	RY	**	07/01/2020
C	AMBIENT PRODUCE REVERSE FLOW	RY	**	19/03/2020
D	COOK AS FITTED - SP - MERCH & OS UPDATED	RY	**	27/05/2020
E	LOCAL PRODUCE REMOVED	RY	**	11/11/2020
F	BWS OS 4.5.6 REMOVED	RY	**	01/12/2020
G	SD ADDED	RY	**	10/03/2021
H	SCO AS FITTED - MD - PROMO FROZEN & PROFILES	RY	**	23/09/2021
I	DUNKIN DONUTS ADDED	RY	**	10/12/2021
J	COW REMOVED - RIO FSDU TO CHILLER	RY	**	15/02/2022
K	HFSS AS FITTED - RA	RY	**	26/04/2022
L	WARBURTONS RELOCATION	RY	**	30/05/2022
M	CWP AS FITTED - PWS	RY	**	07/06/2022
N	BEDDING PLANTS ADDED / MERCH LABELS AND OIS AMENDED / LOTTERY BLOCK UPDATE	RY	**	24/10/2022
O	LUSSO COFFEE REMOVED - PWS	RY	**	28/02/2023
P	OIS ADDED - BASED UPON COFFEE BEING REMOVED	RY	**	22/03/2023
Q	DUNKIN FSDU REMOVED - MOVED TO ISB / OIS	RY	**	03/04/2023
R	AMENDS	RY	**	16/05/2023
S	OS - BWS OS - VAPE	RY	**	12/09/2023
T	W BLOCK UPDATE	RY	**	22/04/2024
U	SLUSH	RY	**	04/11/2024
V	10TY 800X200 BAY REMOVED	RY	**	
W	10TY SLUSH ADDED	RY	**	
X	20TY OS ADDED	RY	**	

ISSUED FOR

MERCH PLAN

ADDRESS

32 HIGH STREET

LYNDHURST

SO43

7BG

DRAWING TITLE

MERCH PLAN

DRAWING SCALE

1:50

SHEET SIZE

A1

SHEET No.

1 of 1

DRAWN

RY

CHKD

**

DATE

20-05-2019

DRAWING NUMBER

SC-411-V1-GF-DR-K-0002

REVISION

X

REVISIONS

1ST MERCH PLAN

2ND OS UPDATED

3RD OS SEAT INSTALL

4TH AMBIENT PRODUCE REVERSE FLOW

5TH COOK AS FITTED - SP - MERCH & OS UPDATED

6TH LOCAL PRODUCE REMOVED

7TH BWS OS 4.5.6 REMOVED

8TH SD ADDED

9TH SCO AS FITTED - MD - PROMO FROZEN & PROFILES

10TH DUNKIN DONUTS ADDED

11TH COW REMOVED - RIO FSDU TO CHILLER

12TH HFSS AS FITTED - RA

13TH WARBURTONS RELOCATION

14TH CWP AS FITTED - PWS

15TH BEDDING PLANTS ADDED / MERCH LABELS AND OIS AMENDED / LOTTERY BLOCK UPDATE

16TH LUSSO COFFEE REMOVED - PWS

17TH OIS ADDED - BASED UPON COFFEE BEING REMOVED

18TH DUNKIN FSDU REMOVED - MOVED TO ISB / OIS

19TH AMENDS

20TH OS - BWS OS - VAPE

21TH W BLOCK UPDATE

22TH SLUSH

23TH 10TY 800X200 BAY REMOVED

24TH 10TY SLUSH ADDED

25TH 20TY OS ADDED

26TH

27TH

28TH

29TH

30TH

31TH

32TH

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