

E (Commercial / Business / Service), Retail

TO LET



CURCHOD&CO

PROMINENT ROADSIDE CLASS E UNIT



185 Long Lane

Holbury, Southampton, SO45 2PA

Highly prominent roadside
Class E premises - Suitable for
nursery, medical, veterinary,
educational, showroom, retail
and other Class E uses

3,064 sq ft

(284.65 sq m)

- Prominent A326 roadside position benefiting from approximately 18,000 passing vehicle movements per day
- Entirely ground floor accommodation, providing excellent accessibility and operational flexibility
- Potential to increase car parking provisions, with capacity for up to approximately 30 spaces (STPP)
- Next door to New Forest Academy School

Summary

Available Size	3,064 sq ft
Rent	Rent on application
Rates Payable	£8,595 per annum
Rateable Value	£22,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (55)

Description

The property comprises a prominent roadside retail unit, most recently occupied as a funeral directors. It is arranged to provide a mix of offices, workshop and storage accommodation. The existing cellular fit-out can be retained or easily reconfigured to create predominantly open-plan accommodation suited to a wide variety of Class E occupiers, including a children’s nursery, medical or dental practice, veterinary clinic, or showroom led occupier.

Existing front parking with scope to significantly increase parking provision to approximately 30 spaces (subject to any necessary consents).

Location

The property occupies a prominent roadside position on the A326, benefiting from approximately 18,000 passing vehicle movements per day. It is next to the New Forest Academy school in an established residential area, with local population of approximately 7,000. There is a nearby retail parade offering a mix of independent and national retailers. The property is approximately 3 miles from Hythe, the principal town located on the eastern side of the New Forest. The property serves the wider Waterside area, benefiting from a substantial residential catchment and significant nearby employment.

Accommodation

The accommodation comprises the following areas:

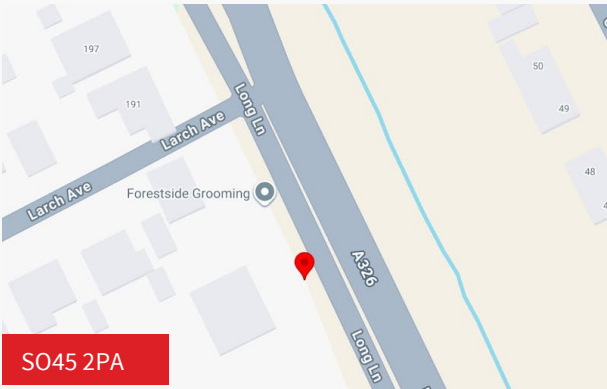
Name	sq ft	sq m
Unit - Main Building	1,935	179.77
Unit - Garage	479	44.50
Unit - Rear Store/Workshop	650	60.39
Total	3,064	284.66

Terms

A new FRI lease is available on terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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