



**GROUND FLOOR PREMISES - STONEY CROSS SERVICES,
A31, LYNDHURST, SO43 7GN**

CAFE (A1) / HEALTHCARE / LEISURE / RESTAURANT / RETAIL / TAKEAWAY TO LET
3,374 SQ FT (313.45 SQ M)



Summary

**TO LET – ROADSIDE GROUND
FLOOR FORMER FOOD AND
BEVERAGE PREMISES.**

3,374 SQ FT / 313 SQ M

Available Size	3,374 sq ft
Rent	£37,802 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (73)

- 3,374 sq ft Ground Floor Premises
- Frontage to A31
- Situated within Stoney Cross Travelodge
- Communal Car Park
- Variety of uses (STTP)



Location

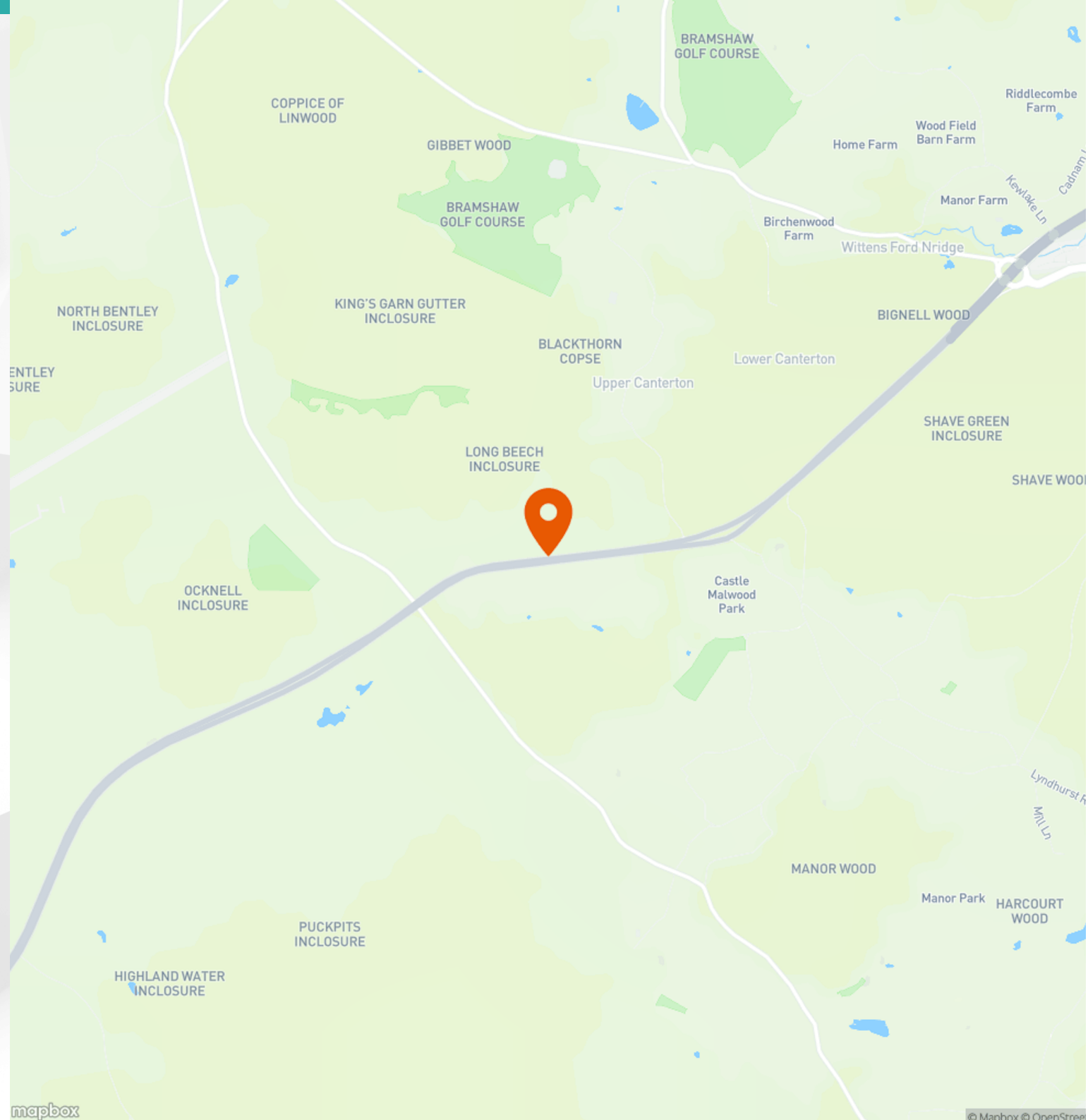


**Ground Floor Premises -
Stoney Cross Services A31,
Ringwood Cross Road,
Lyndhurst, SO43 7GN**

The premises is located at Stoney Cross Services which has direct from A31 Westbound Carriageway. The services are located between Cadnam Interchange and Ringwood which is approximately 9 miles distant.

The A31 provides connects to the M27/M3 motorway networks to the East and A35 to the West.

Stoney Cross Service also provide Travelodge and Esso Petrol Station.





Further Details

Description

The premises forms part of the ground floor of Stoney Cross Travelodge. Access is via double glazed doors and internally the building is predominately open plan but some partial divisions have been erected.

The premises also benefits from customer WCs, extraction, windows, suspended ceilings, air conditioning and lighting.

Externally there is a communal car park which is shared between the hotel and premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - All main areas	3,374	313.45	Available
Total	3,374	313.45	

Rent

On Application

The rent is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

Rateable Value

£39,000 (from 01/04/23)

Lease Term

Available by way of assignment or sub-letting until 27th September 2029 or alternatively by way of a







Enquiries & Viewings



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