



HAYWARD FOX

UNIT 1 CORONATION HOUSE
QUEEN STREET LYMINGTON SO41 9NH



PRICE: £12,000 PER ANNUM

UNIT 1 CORONATION HOUSE QUEEN STREET LYMINGTON

Ground floor office unit with A2 use arranged as 2 offices with good display windows in mixed commercial area in top end of St Thomas Street

Office 1 26' x 13'8" (351 SQ FT)

Full height display window at front with entrance door.
2 electric wall heaters.
Ceiling lighting.
Door to kitchenette and cloakroom and interconnecting door in to office 2 .

Office 2 16' x 9'5" (152 SQ FT)

Full height display window at front.
Ceiling lighting.

CLOAKROOM

WC, basin. Located at the rear of the property with a kitchenette area consisting of a single bowl single drainer stain and steel sink with cupboards below.
Door to rear courtyard

LEASE TERMS

To be negotiated at a commencing rental of £12,000 per annum

RATABLE VALUE

£9,800

RATES PAYABLE

Standard at 49.3p in a £ = £4831
Small business at 48p in a £ = £4704

LEGAL COSTS

Each party is responsible for their own legal cost incurred in the transaction

EPC Rating: E

VIEWING

**STRICTLY BY PRIOR APPOINTMENT THROUGH THE AGENTS
HAYWARD FOX of Lymington 01590 675424**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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