

Lock up shop premises, 33 High Street, Lymington, Hampshire SO41 9AF To let on a new lease.

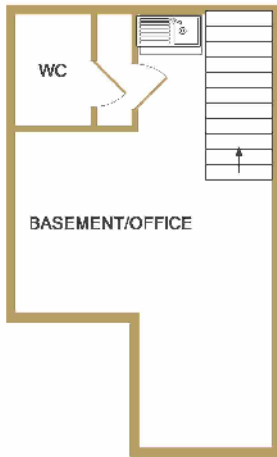
Commencing rental £23,500 per annum, exclusive

Ground floor shop premises A1 user, Grade II listed building occupying a prime trading location in the High Street of this new forest coastal market town

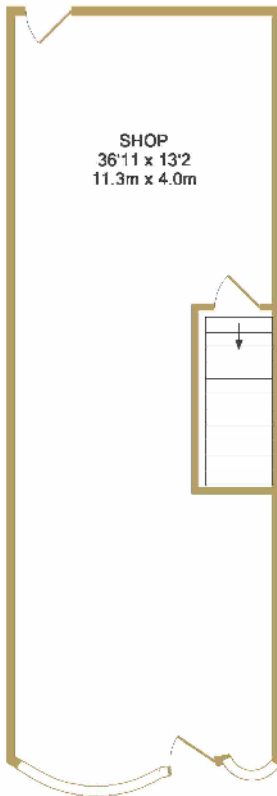


£23,500 per annum, exclusive

33 High Street, Lymington, Hampshire SO41 9AF



BASEMENT LEVEL



GROUND FLOOR

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- Sales area 500 sq ft
- Basement office/store 160 sq ft
- Grade II listed building
- New 10 year lease, 3 yearly review pattern
- Available from 1 April 2019

Description: Feature curved glazed display window with doorway leading to:-

Main retail shop area, internal frontage 13'2 depth 40' (4.0m x 12.1m) doorway at the far end of the shop for fire exit midway into the shop is the access to the Basement used as a store/office with kitchenette and cloakroom.

The premises occupy one of the best trading locations in the town with numerous national retailers and other popular businesses ensuring substantial pedestrian foot flow. The shop is located next door to Fat Face and The Lymington Perfumery, opposite The Angel Hotel, Waterstones, Superdrug, HSBC, close to Boots, Cafe Nero and Tesco Metro. A short walk away is the cobbled street of Old Town Quay, providing access to the popular marinas.

Lymington is an affluent Georgian market town lying on the southern edge of the famous New Forest between Bournemouth and Southampton, at the western end of the Solent, a sailing mecca with two large marinas, host to a good size resident population in addition attracting to a substantial number of visitors, particularly during the summer months, assisted by the closeness of upmarket hotels that include The Pig, Limewood and Chewton Glen.

Services: Mains electricity, water and drainage.

Rateable value: £22,750 **Rate in the £:** 0.475p

Rates payable: £10,806.25 pa

Directional note: On foot from our office in the High Street cross over and number 33 will be found a short way along next door to Fat Face.

Viewing: Strictly by appointment please through Burkmars Estate Agents 01590 676111