



SUBSTANTIAL RETAIL PREMISES TO LET

NEW LEASE £100,000 P.A.

 309-311 Lymington Road, Highcliffe, Christchurch, Dorset, BH23 5EG



KEY FEATURES

- Former supermarket premises arranged over ground & first floors
- All uses within Use Class E would be considered
- May consider sub division of the property
- Approximately 4 miles east of Christchurch, 10 miles east of Bournemouth & 2 miles west of New Milton

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SITUATION & DESCRIPTION

Lymington Road is a busy and popular secondary shopping area catering for the affluent surrounding residential areas of Highcliffe and Walkford. Highcliffe and the surrounding areas does also benefit from a large influx of holidaymakers during the summer season. The commercial centre of Highcliffe is approximately 10 miles east of Bournemouth Town Centre and 4 miles east of Christchurch Town Centre and 2 miles to the west of New Milton.

Apart from a Tesco Express Convenience store the majority of the shops in Highcliffe are specialist and local traders.

The subject premises comprises a substantial retail premises that was formerly a Supermarket. The accommodation is arranged over ground and first floors. The ground floor has the benefit of retail frontage to both Lymington Road and the Wortley Road car park to the rear. The ground floor includes loading bay, lift and stairs to the first floor. The first floor comprises a large open plan storage area male and female cloakrooms

ACCOMMODATION

Ground Floor

Width	41'06" (12.6m)
Depth	118'00" (35.9m)
Sales Area	4,273 sq.ft (397 sq.m.) Approx.
Loading Bay	1,586 sq.ft.(147 sq.m.) Approx.

First Floor 5,698 sq.ft. (529 sq.m.) Approx.

Total Floor Area 9,971 sq.ft (926 sq.m.) Approx.

May consider sub division of the property

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RATEABLE VALUE

£155,000 (previously £69,000)

Rateable value currently under appeal

PLANNING

Long Established Use as a retail Supermarket which falls under Use Class E(a). Alternative uses within Use Class E would be considered including office retail catering medical and fitness

PREMISES LICENCE

Sale of Alcohol for the consumption off the premises.

Application Number 175255

Monday to Saturday 0700 to 2300

Sunday 1000 to 2230

EPC RATING

Available upon request

TENURE

The whole property is available on a new lease with terms to be negotiated at rental of £100,000 p.a.

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MAP LOCATION

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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

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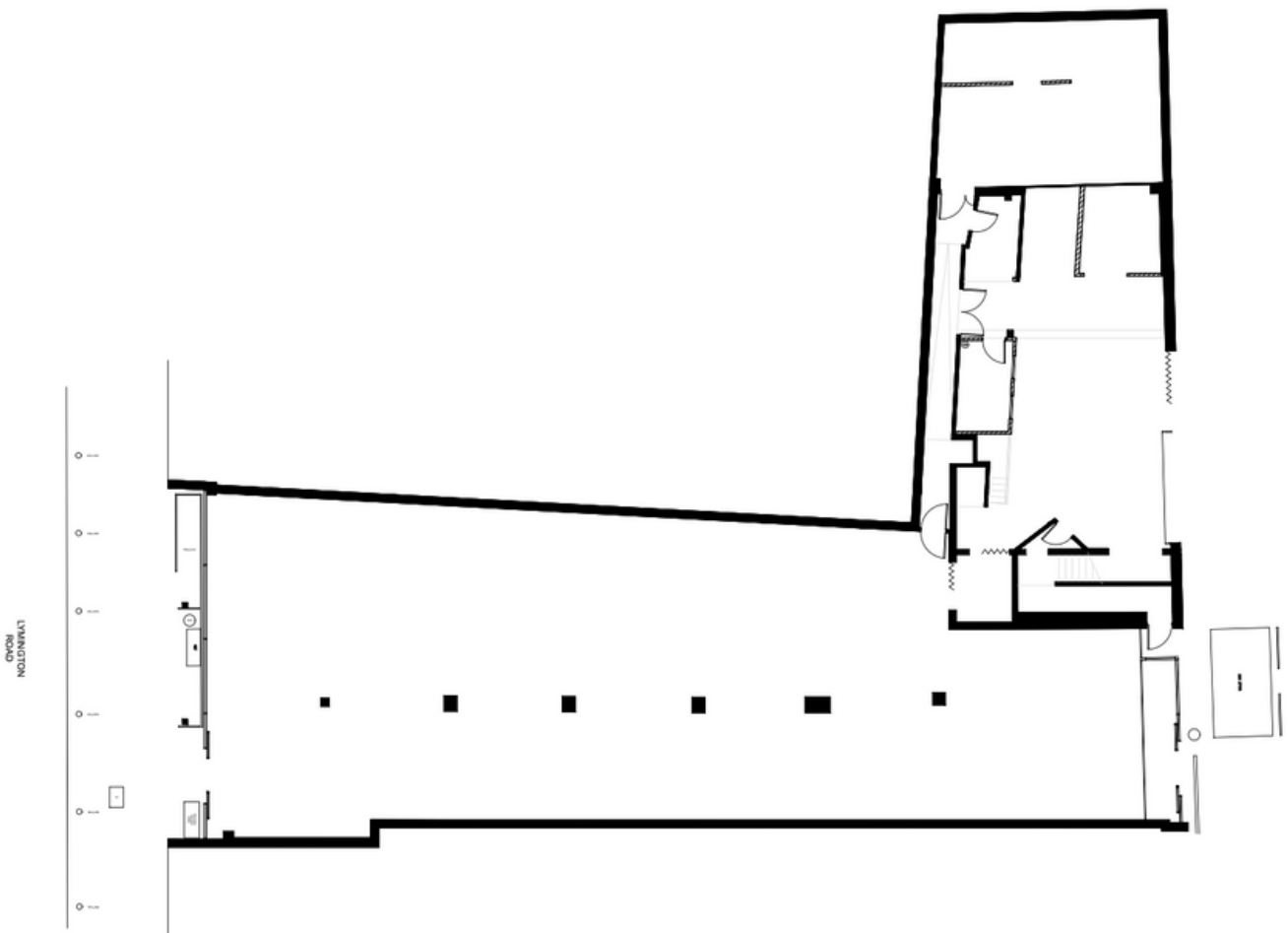
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GROUND FLOOR FLOORPLAN



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