



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 36 STATION ROAD NEW MILTON HAMPSHIRE BH25 6JX



## INVESTMENT FOR SALE

- Ground floor shop
- First floor office
- Corner unit
- Fully Let - Total annual rent £19,600

**FOR SALE**  
**£225,000**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The market town of New Milton is located in the south west corner of Hampshire on the edge of the New Forest. New Milton is approximately 6 miles east of Christchurch town centre and 12 miles east of Bournemouth Town Centre.

The property is located on a prime spot along Station Road surrounded by local and national retailers such as Dominos, Brewers and Morrisons.

The subject property comprises a ground floor shop trading as a convenience store with an office above.

## ACCOMMODATION

Ground floor Shop - 84 sq m - 903 sq ft  
First floor Office - 50 sq m - 538 sq ft

## EPC RATING

Shop - C  
Office - E

## PLANNING

This property now falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery.

## RATEABLE VALUE

Shop - £11,250  
Office - £10,750 (combined with 38a Station Road)

## TENURE

### 36 Station Road - Ground floor shop

- 25 year lease from 23rd September 2008 to 22nd September 2033.
- Rent is £12,600 p.a.
- Rent review ever 4 years, the 30th June 2024 is outstanding.
- Effective full repairing and insuring lease with a service charge
- No break clauses

### 36a Station Road - First floor office

- 3 year lease from 19th November 2023 to 18th November 2026
- Rent is £7,000 p.a.
- Internal repairing and insuring lease

PRICE - £225,000

## LEGAL FEES

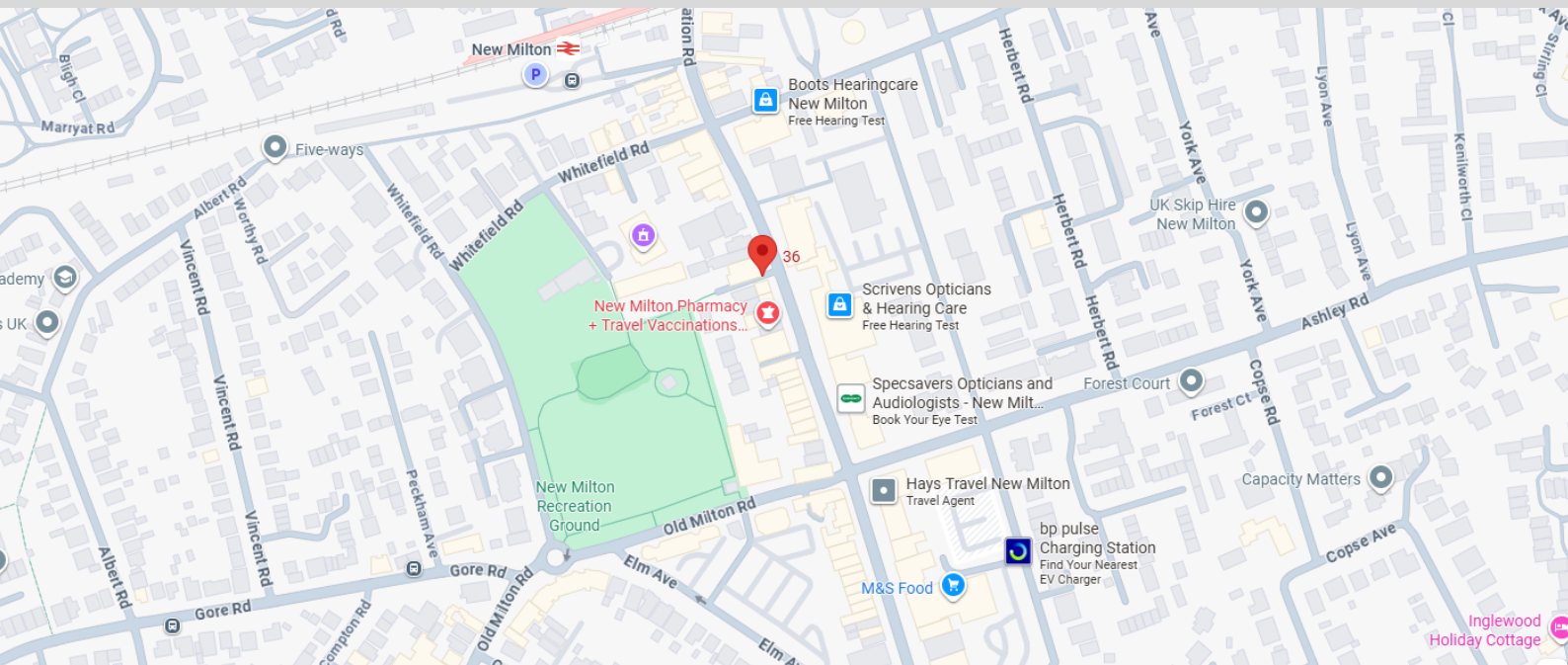
The purchaser will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



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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.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.