



## 47 Station Road, New Milton, BH25 6HU

Freehold Investment with Development Potential For Sale

## LOCATION

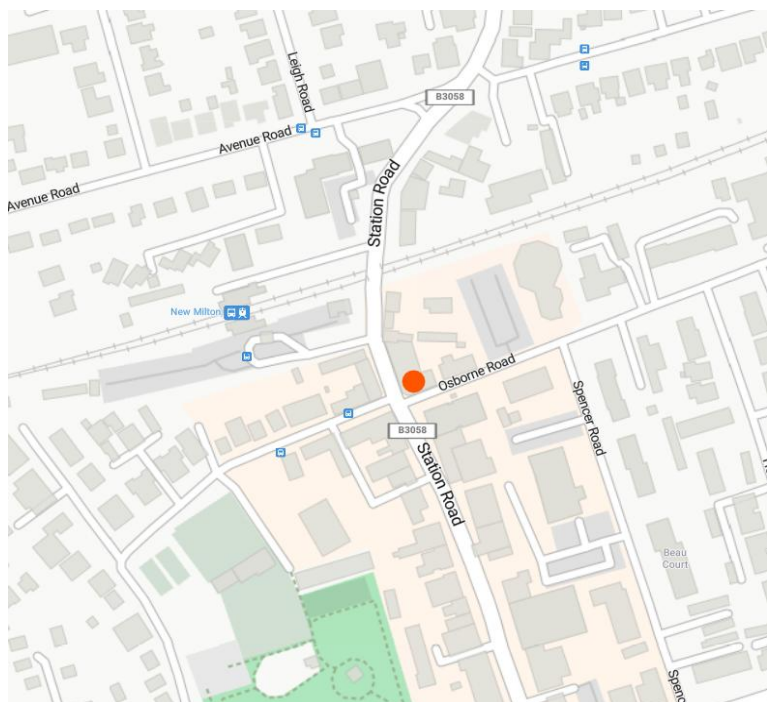
Located in the sought-after area of New Milton, this property offers good visibility and accessibility. Situated on a prominent corner plot at the junction of Station Road and Osbourne Road, this property benefits from stable passing footfall; New Milton train station which is approximately 100 meters away.

## DESCRIPTION

The property comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors. The property benefits from car parking to the rear and may be suitable for future alternative uses, including residential redevelopment of the upper parts (subject to consents).

A feasibility study has been carried out by SPASE Architects which provides for the development of the property into a commercial unit and three flats. A copy of the Feasibility Study is available on request.

The property is currently let to Lloyds Bank Plc for a term of 5 years from 1<sup>st</sup> February 2023. However, the tenant has served notice to break with effect on 31<sup>st</sup> January 2026 and will be closing the branch in 2025. The passing rent is £23,850 per annum exclusive.



## EXISTING FLOOR AREAS (GIA Approx)

GF	2,443 sq ft	227 sq m
First	1,313 sq ft	122 sq m
Second	624 sq ft	58 sq m
<b>TOTAL</b>	<b>4,380 sq Ft</b>	<b>407 sq m</b>

## Price

Offers in excess of £350,000 subject to contract

## Business Rates

Rateable Value - £19,750

Interested parties should make their own enquiries

## VAT

Not applicable.

## EPC RATING

EPC rating 'C'

## COSTS

Each party to bear their own legal costs in this transaction.

## ALL ENQUIRIES

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