

TOWN CENTRE SHOP TO LET



**Located in pedestrianised precinct close to weekly open air market
Close to Waitrose, the pedestrianised High Street and public car parks
Close to The Marsh, Hythe Library & on-street car parking
Occupiers close by include national and local retailers, estate agents,
job centre, restaurants and solicitors**

**Unit 1A, The Marsh, Pylewell Road,
Hythe, Southampton SO45 6AP**

**Ground floor retail area 568 ft² (52.77 m²)
Ancillary storage/kitchen 109 ft² (10.13 m²)**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as to the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is situated in the centre of Hythe, the principal town located on the eastern side of The New Forest and on the western side of Southampton Water benefiting from a large residential catchment covering the whole of the Waterside parishes. Hythe benefits from a market each Tuesday close-by in The Marsh.

The property is located in a pedestrianised precinct, accessed off The Marsh which is the main road through the town centre where many retailers, estate agents, solicitors, restaurants and coffee shops are located. The property is close to Waitrose, and the pedestrianised High Street. The property is a short walking distance from the Lidl supermarket.

The property is close to Hythe library and job-centre and to Jane Bidwell flowers, Dancewise dance studio and Room 13 fitness and development gym, Dusty Barrell micro-pub & Thai Corner Restaurant.

There is on-street car parking close by in The Marsh and also in School Road. Various public car parks serve the town centre, all of which are close-by.

Description

The property comprises a ground floor lock-up shop currently partitioned to create a separate changing room which could be removed if not required. The shop has a suspended ceiling and aluminium shop front. There are two staff rooms/kitchens.

To the rear is one car parking space



Business Rates

The VOA has the property assessed on the 2023 Rating list with a Rateable Value of £10,000.

Some occupiers may be able to benefit from small business rates relief and not pay rates. Prospective tenants should make enquiries direct of New Forest District Council to clarify the level of rates payable.

Specification & Highlights

- **Town centre location in pedestrianised street close to The Marsh**
- **Close to the weekly open air market in The Marsh**
- **Close to Waitrose and other national and local retailers**
- **On street car parking in The Marsh and close to various town centre car parks**
- **1 Car parking space**
- **EPC Band C**
- **To let on a new lease**

Accommodation Summary

The accommodation has been measured on a net internal area basis, as follows:-

	m ²	ft ²
	Sq m	Sq Ft
Sales Area	52.77	568
Kitchen/staff rooms	10.13	109
WC		
1 Car parking space		

Energy Performance Certificate

The property has a recent energy performance asset rating of 75 (band C). A copy of the certificate is available for inspection.

Lease Terms

The shop is available to let on a new full repairing and insuring lease for a term to be agreed with a service charge in respect of the common areas.

Rent

£14,750 pa excl. Subject to contract

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

Tel. 023 8000 2500

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