

New Milton - 29 Station Road, Hampshire BH25 6HR
Freehold Vacant Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



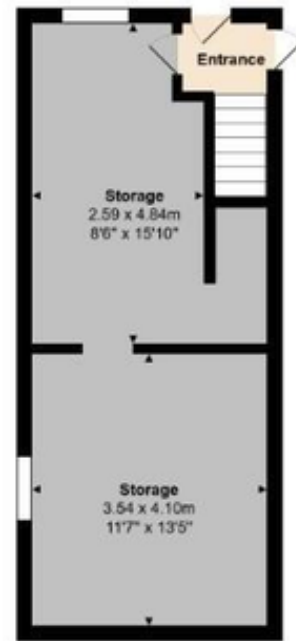
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Investment Consideration:

- Purchase Price: £295,000
- Vacant possession
- ERV: £29,400 p.a. GIY: 9.97%
- VAT is NOT applicable to this property
- Comprises ground floor shop with ancillary at basement and 1-bedroom flat at first floor
- Property benefits from parking at rear
- Located opposite New Milton Train Station providing direct rail connections to Bournemouth, Southampton and London
- Occupiers close by include Morrisons, Domino's, Boots and M&S Food.



Basement



Ground Floor



First Floor

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Property Description:

The ground floor comprises a large front showroom with prominent display frontage, office, lobby, kitchen, storage room and ancillary accommodation, together with a substantial rear staff room and additional office space. The basement provides further useful storage and ancillary space. The first floor includes a spacious lounge, bedroom, kitchen, hallway and WC facilities, providing the following accommodation and dimensions:

Ground Floor: Open plan retail, office, staff room, storage, kitchen, wc

Basement: Ancillary, storage

First Floor: Reception, lounge, kitchen, bedroom, bathroom/wc

Total GIA: 228 sq m (2,454 sq ft)

Tenancy:

The entire property is at present vacant. ERV: £29,400 p.a.



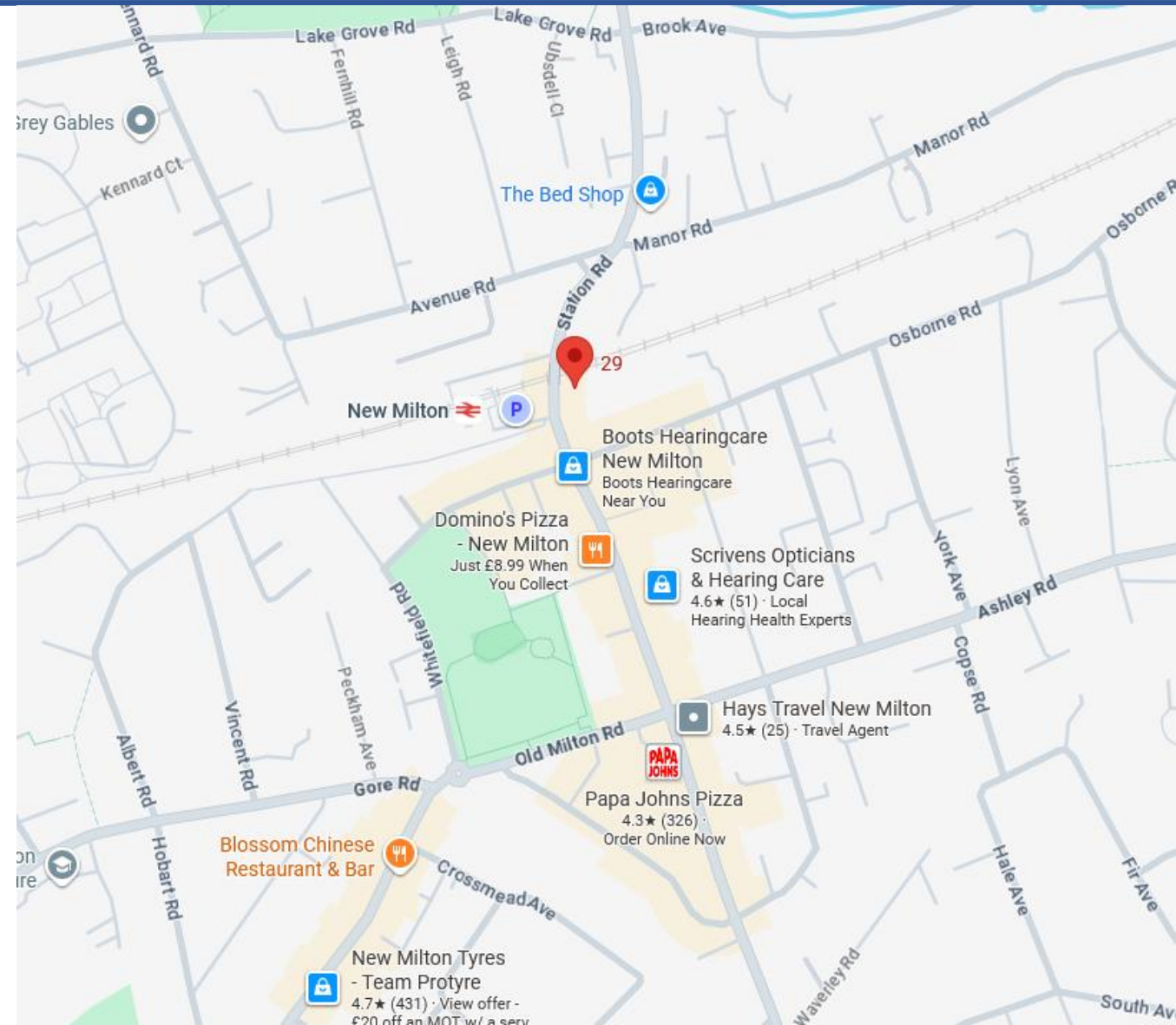
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Location:

Situated on the highly sought-after Station Road, this prominent property benefits from strong pedestrian footfall, excellent visibility, and immediate access to national retailers including Morrisons, Domino's, Boots, Superdrug and M&S Food, making it an ideal location for a wide range of commercial occupiers. New Milton station is situated opposite the property, providing direct rail connections to Bournemouth, Southampton and London Waterloo, further enhancing the property's appeal for both customers and staff.



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Contacts:

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