

ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

60-62 High Street, Lymington, Hampshire, SO41 9AH



PRIME RETAIL / RESTAURANT / LEISURE TO LET

SITUATION AND DESCRIPTION

Lymington is described as having 'The Best High Street in England' and is a busy, affluent and thriving town. There is much tourism being a centre for yachting and part of the New Forest and a weekly famous market.

The property is located within the heart of the Town Centre in a prominent location close to the Marks and Spencer's food store and amongst numerous other life style and restaurant premises. In particular the property benefits from large display windows and a beautiful interior. Above is an office and studio, kitchen and stores. Below is a full height basement suitable for storage.

ACCOMMODATION (All areas are approximate and the buyer should confirm areas on site.)

Ground Floor: 2140 sq.ft. (200 sq.m.)

Basement: 210 sq.ft. (19.52 sq.m.)

First Floor 461 sq.ft. (42.8 sq.m.)

Second Floor 287 sq.ft. (26.7 sq.m.)

EPC RATING C-72

RATEABLE VALUE - £39,500



TENURE

Available on a new lease with terms to be negotiated at a rental of £65,000 per annum.
(Exclusive of VAT , Insurance and Service Charge)

VIEWING AND FURTHER DETAILS

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

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