



5 MILTON GREEN, CHRISTCHURCH ROAD, NEW MILTON, BH25 6QB

TO LET

1,490 SQ FT (138.43 SQ M)



Summary

TO LET – RETAIL/RESTAURANT PREMISES

Available Size	1,490 sq ft
Rent	£15,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£16,750 (from 01.04.23)
EPC Rating	C (60)

- Prominent position
- Variety of uses considered
- Planning consent for retail/restaurant premises
- 5 year lease term available

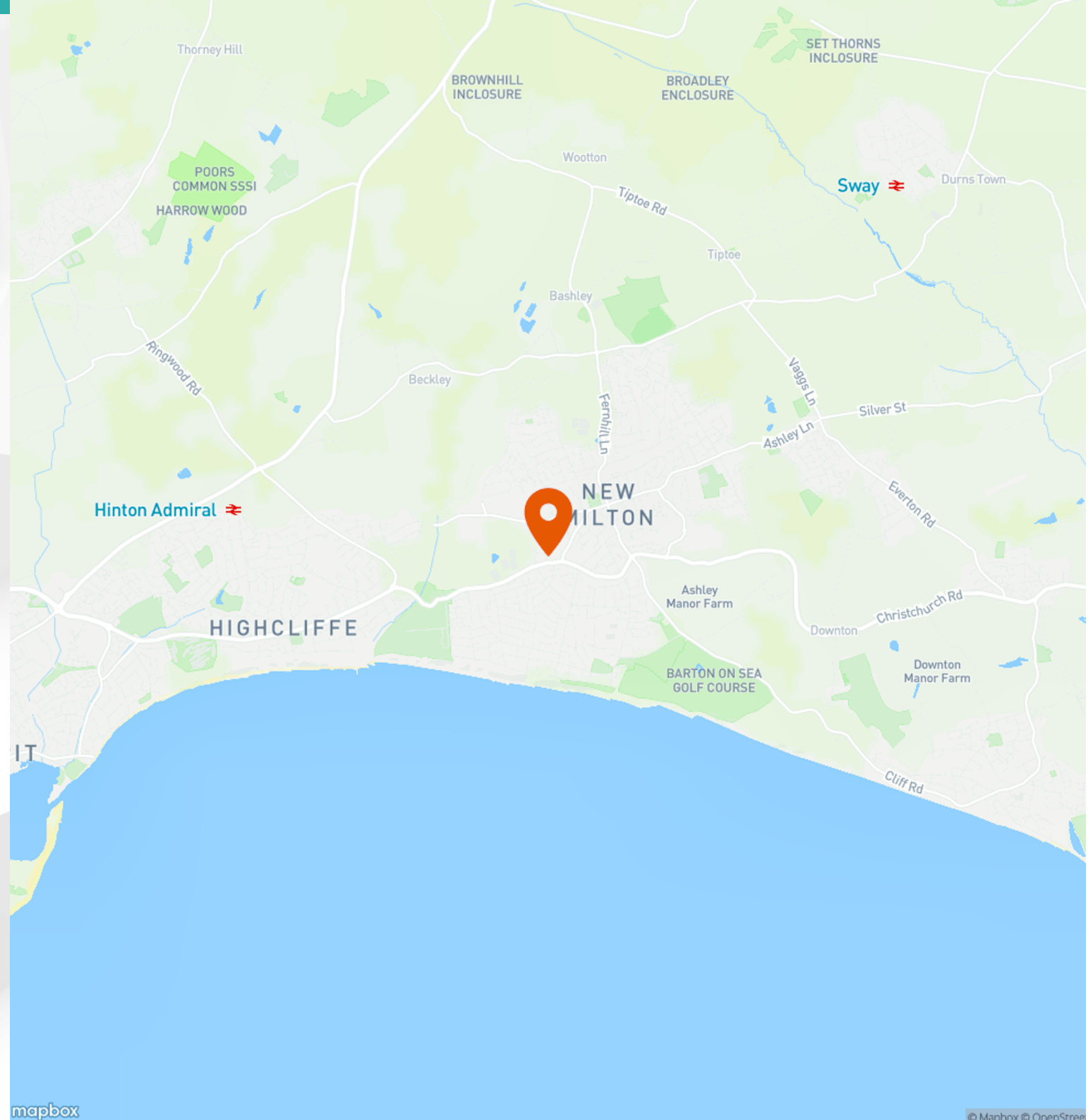


Location



5 Milton Green, Christchurch Road, New Milton, BH25 6QB

The premises occupy a prominent position fronting the A337 Christchurch Road. The property is located next to One Stop convenience store and opposite Travis Perkins and City Plumbing. The property is located less than 1 mile distant from New Milton town centre.





Further Details

Description

The premises comprises the ground floor of a detached, two storey building. Internally, the property is arranged as a restaurant/café with ancillary customer toilets, kitchen, preparation and storage areas. Parking is available in the rear yard.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail / Restaurant	1,020	94.76	Available
Ground - Ancillary Storage	470	43.66	Available
Total	1,490	138.42	

Tenure

The premises are available to let by way of a new full repairing and insuring lease for a 5 year term, to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Legal Costs

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

Planning Consent

Planning consent was granted on 28 April 2011 for "Use as a café (Use Class A3)". Interested parties are to satisfy themselves with the planning consent.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Enquiries & Viewings



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