



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

**RESTAURANT / RETAIL 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



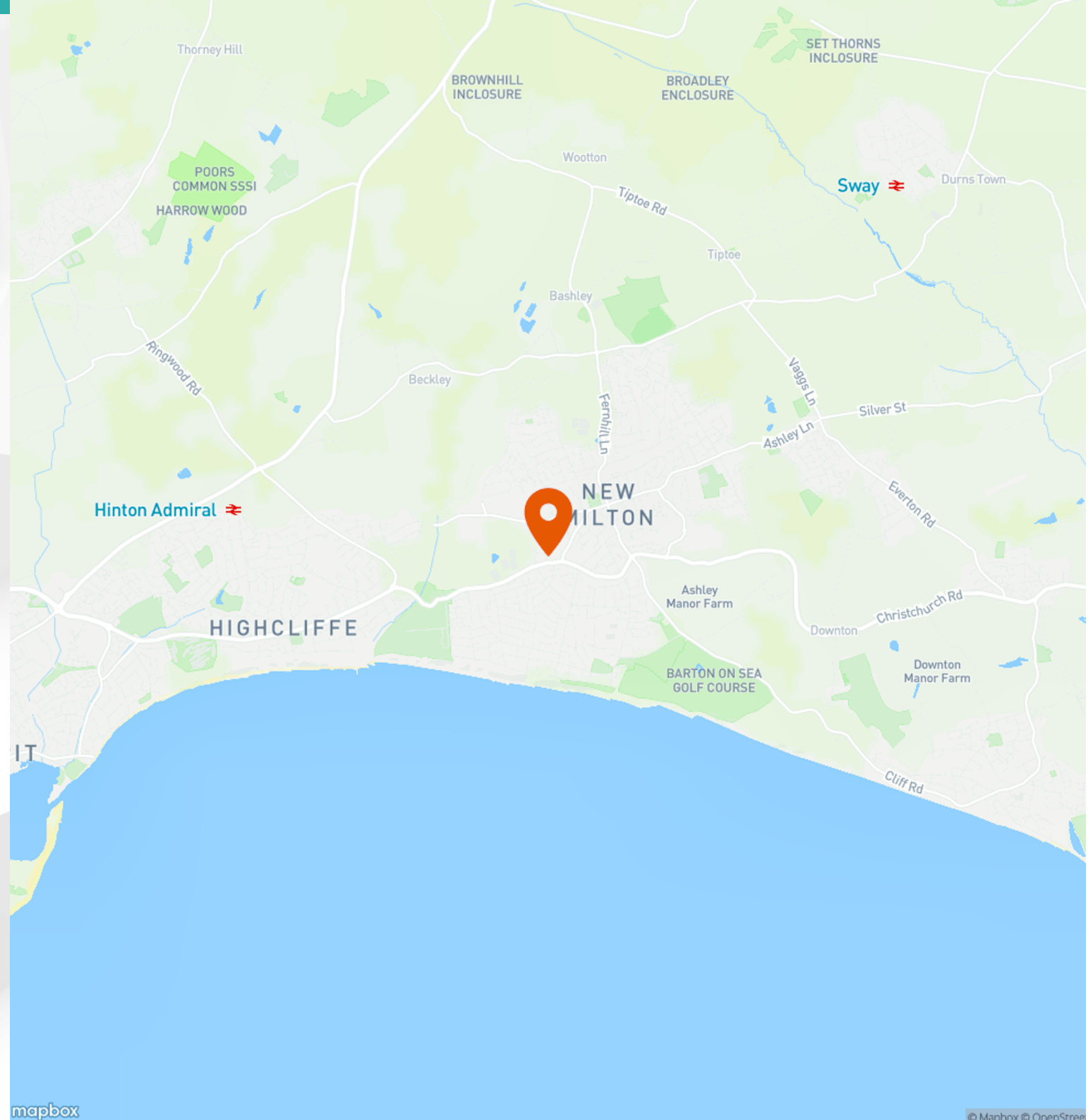


# Location



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
<b>Total</b>	<b>1,490</b>	<b>138.42</b>	

## 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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