

LYNDHURST PARK, HIGH STREET, LYNDHURST, SO43 7BB FOR SALE



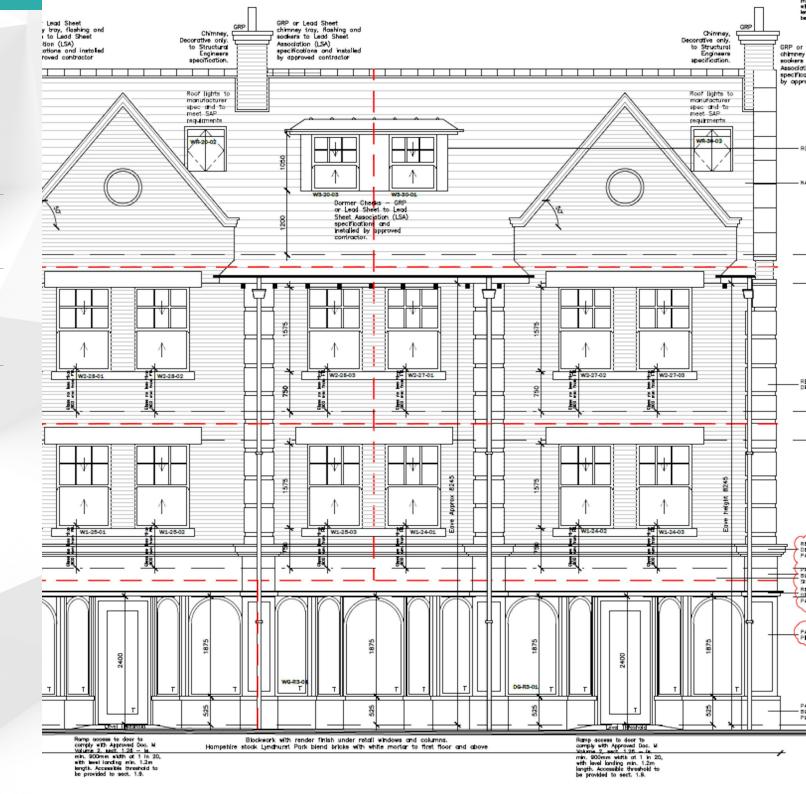
FOR SALE 398 SQ FT (36.98 SQ M)

# **Summary**

## FOR SALE – BRAND NEW RETAIL/BUSINESS UNITS

Available Size	398 sq ft		
Business Rates	To be confirmed		
	following Practical		
	Completion.		
EPC Rating	EPC exempt - Currently		
	being constructed or		
	undergoing major		
	refurbishment		

- Brand new self-contained Class E units
- Ground floor of the iconic
  redevelopment at Lyndhurst Park
- 999 year long leasehold interest available
- Suitable for either retail or business use (Class E)
- 1 allocated car parking space per unit
- Ready for occupation from
  December 2024

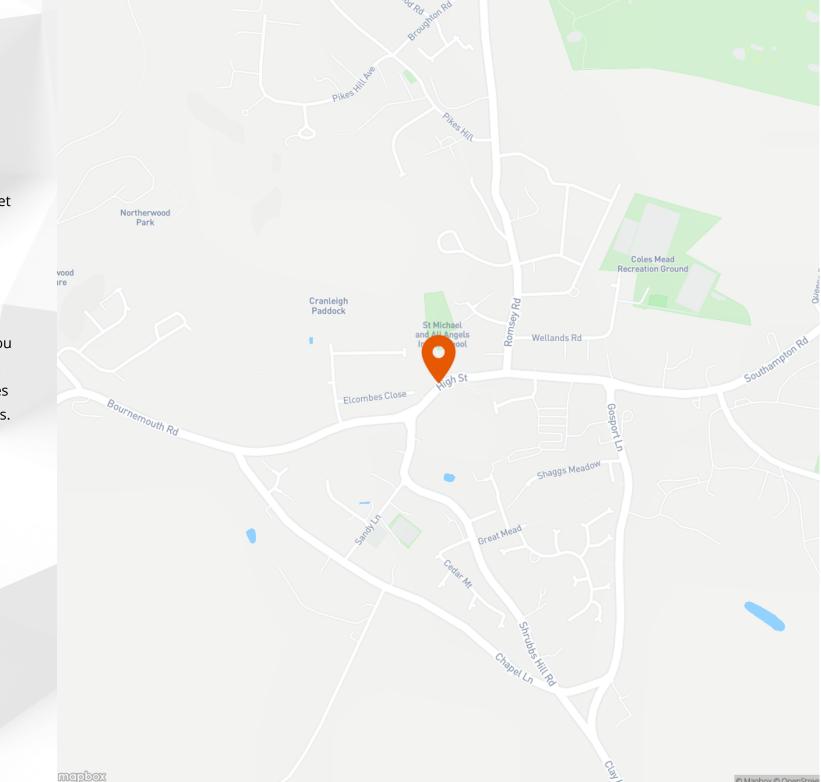


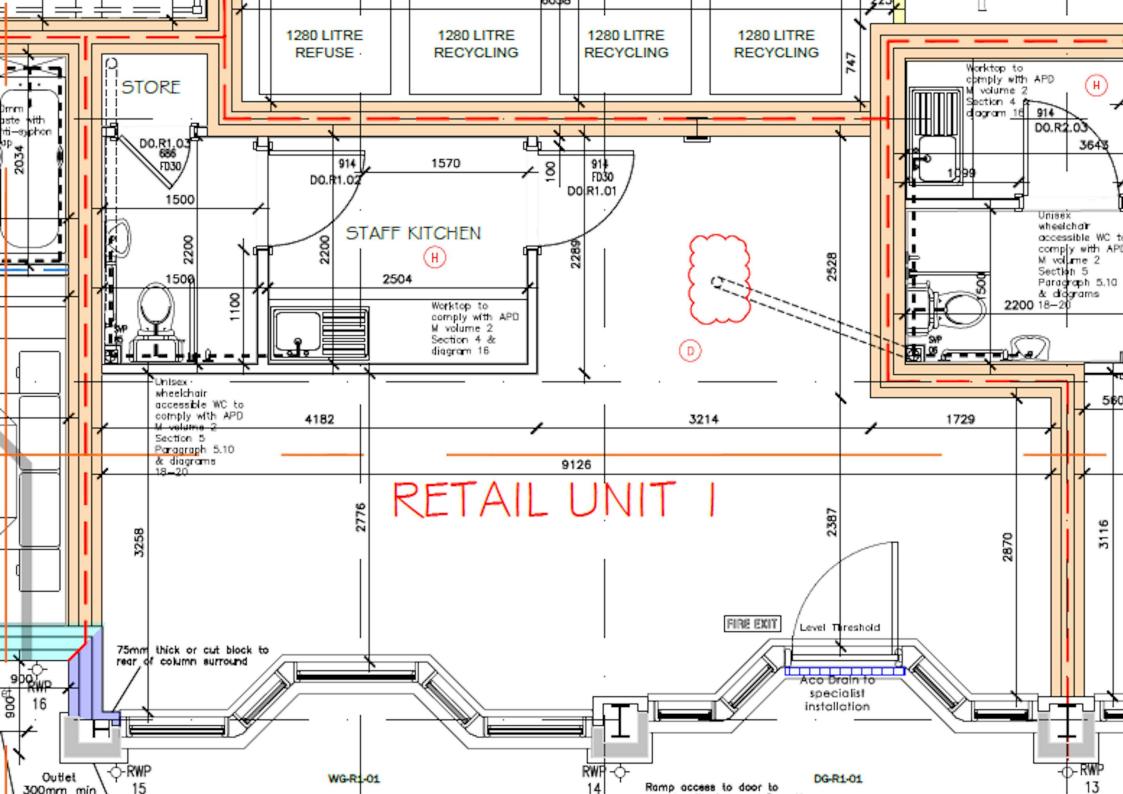
# Location

Lyndhurst Park, High Street, Lyndhurst, SO43 7BB

Lyndhurst Park is an iconic redevelopment on Lyndhurst High Street in the New Forest National Park. The bustling high street boasts a range of amenities including two small supermarkets, a selection of independent shops and a wide array of eateries. For a quick coffee and cake, you have a selection of tearooms and cafes, whilst the restaurants and public houses provide a menu of locally sourced meals.

Lyndhurst Park occupies a prominent position on the A35 and the retail units benefit from frontage the High Street.





# **Further Details**

#### Description

The units comprise the ground floor of this brand new development which consists of 79 residential homes and 3 retail/business units. Each unit is self-contained and benefits from the following brief specification:

- Electricity
- Air conditioning
- Unisex W.C facilities
- Kitchenette
- 1 allocated car parking space

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
Unit - 1	484	44.97	£160,000exc VAT	Under Offer
Unit - 2	398	36.98	£130,000exc VAT	Available
Unit - 3	705	65.50	£210,000exc VAT	Under Offer
Total	1,587	147.45		

#### Tenure

The units are available by way of new 999 (virtual freehold) long leasehold interest subject to a peppercorn ground rent.

## Service Charge

A service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the development. Interested parties are urged to make further enquiries.

## **Planning Permission**

The units have been granted planning for Class E (commercial, business and service).

## Legal Costs

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

#### 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.



## **Enquiries & Viewings**



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