



**LYNDHURST PARK, HIGH STREET, LYNDHURST, SO43
7BB**

**OFFICE / RETAIL FOR SALE
398 SQ FT (36.98 SQ M)**

**Vail
Williams**

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

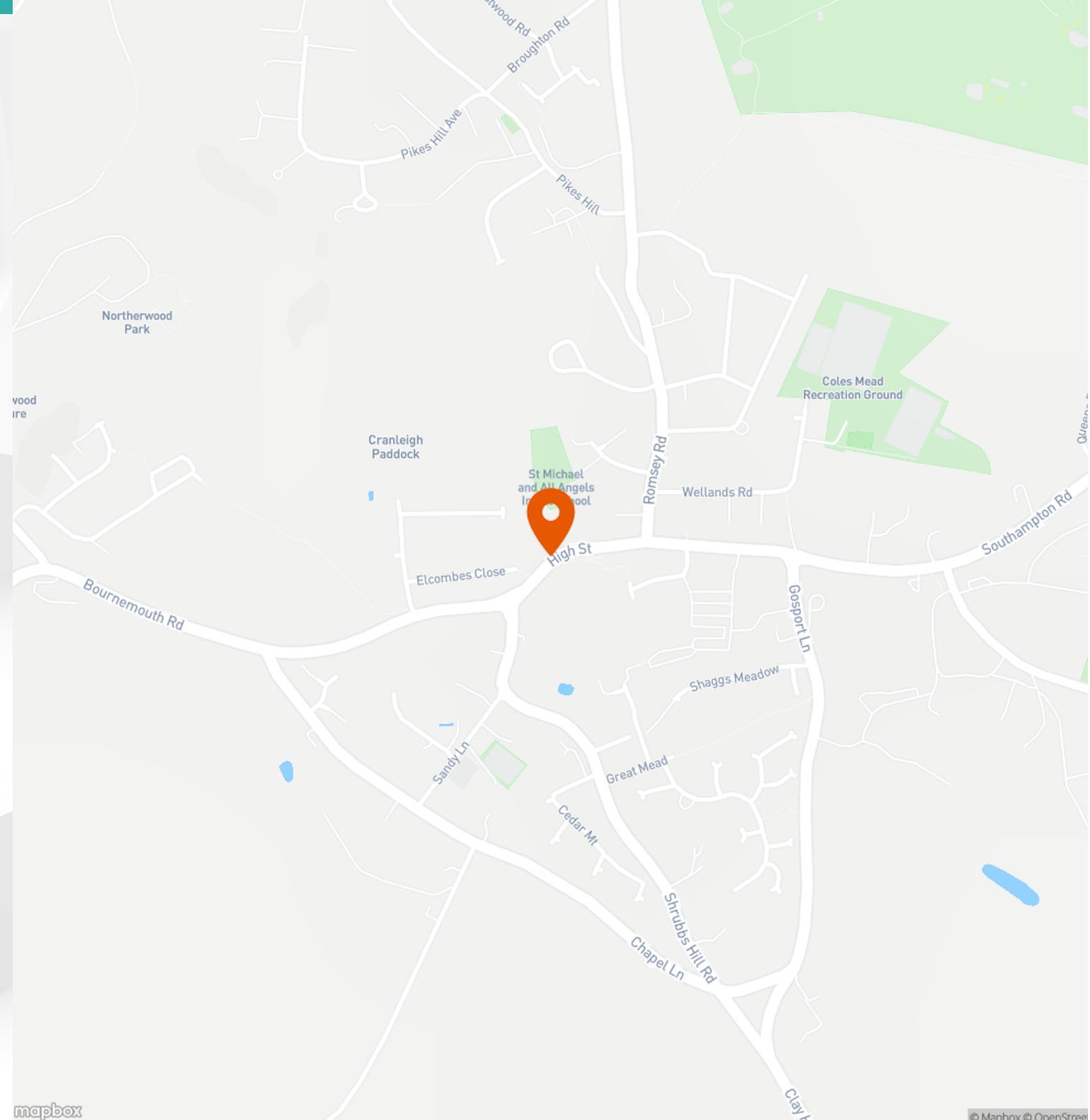


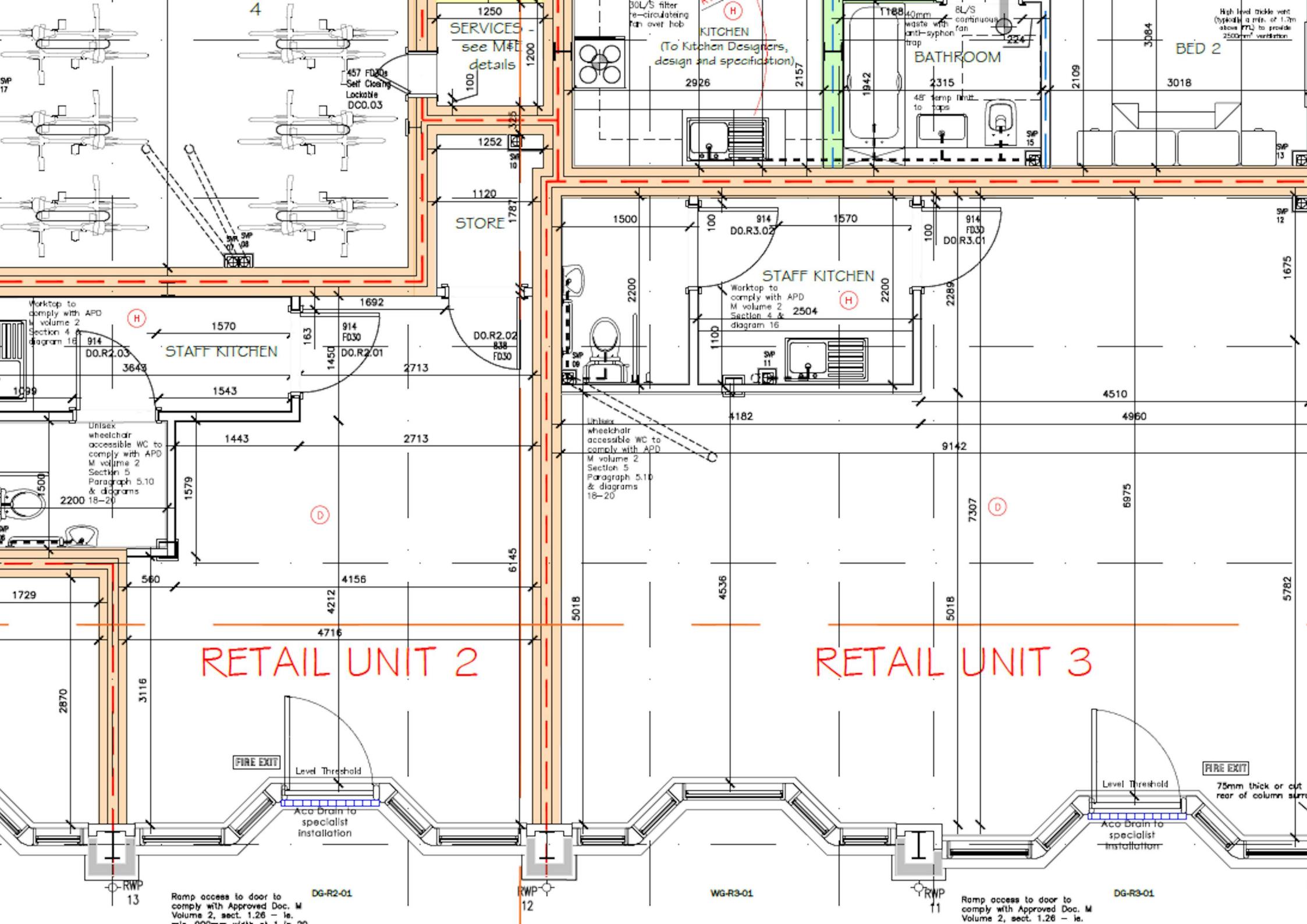
Location

 **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	Sold
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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