



56 High Street, Lymington, SO41 9AH

Stunning Two Storey Offices in Historic Grade II Listed Building

Summary

Tenure	To Let
Available Size	1,734 sq ft / 161.09 sq m
Rent	£27,500 per annum
EPC Rating	D (82)

Key Points

- Versatile Office Space
- Well Proportioned Rooms
- Centrally Located in Lymington High Street
- On Site Parking for 8 Vehicles



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The subject premises is a two storey office comprising offices over first and second floors and benefits from having its own access at the rear of the property. The property is a Grade II Listed building, we believe to have an 18th Century façade. The space provides a variety of rooms than can be used for numerous uses (subject to planning), it also benefits from having w.c.'s and a kitchen area and 8 parking spaces.

Location

Lymington is an attractive and affluent Hampshire town located between Bournemouth and Southampton which is approximately 18 miles to the east and west respectively. The subject building is situated close to the Church of St. Thomas The Apostle and close to the Church Lane junction to the west and situated on the southern side of the High Street with Cook occupying the ground floor.

Nearby occupiers include, Scott Bailey Solicitors, Nationwide Building Society and Prezzo Pizza.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	853	79.25	Available
2nd - Kitchen	45	4.18	Available
2nd - Office	836	77.67	Available
Total	1,734	161.10	

Terms

Available on a new effective full repairing insuring lease for a term to be agreed at a rent of £27,500 per annum plus VAT at the prevailing rate.

Business Rates

Rateable Value £16,750

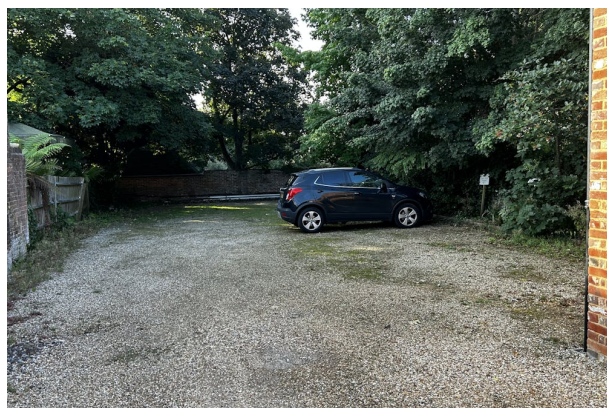
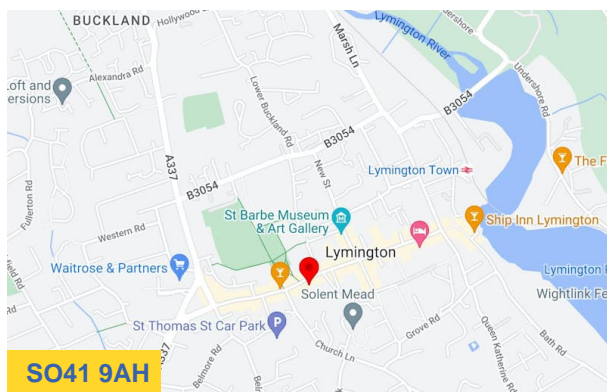
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

Building Insurance to be charged, further details upon request.

VAT - VAT is applicable.



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 10/09/2024





