



HOLLOWAY  
ILIFFE &  
MITCHELL

Office  
**TO LET**



## 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



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## 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
<b>Total</b>	<b>1,734</b>	<b>161.10</b>	

## 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

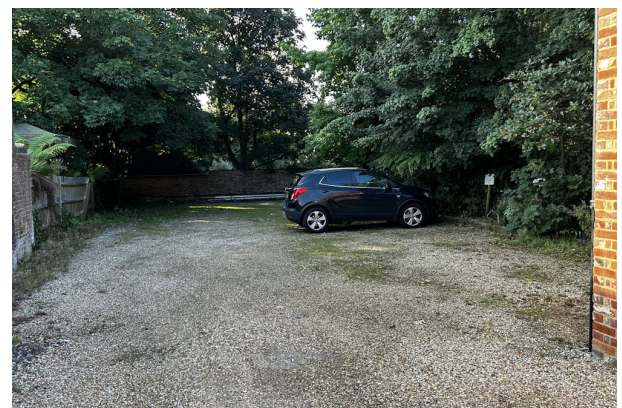
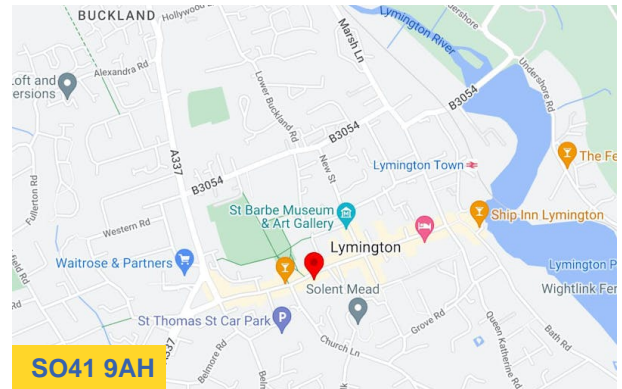
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## 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

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