

# HIGHCLIFFE

294 Lymington Road, BH23  
5ET



**Vail  
Williams**



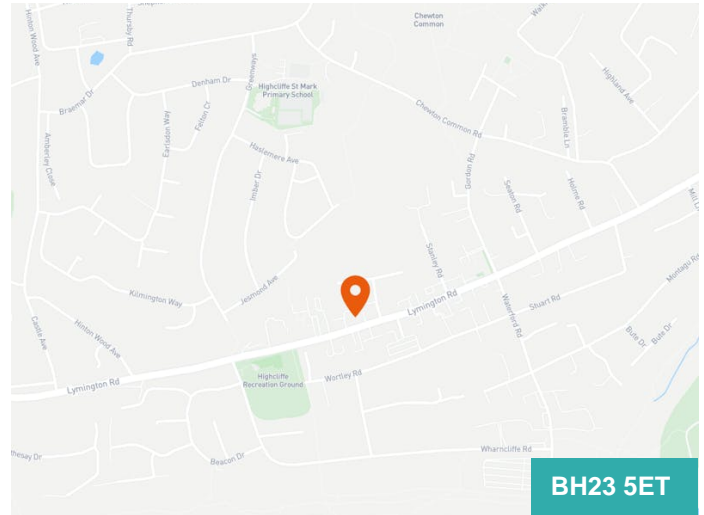
## RETAIL TO LET

**570 SQ FT**

- Business/retail unit on busy high street
- Lock up shop
- 100% Small Business Rates Relief available\*

**TO LET - 570 SQ FT  
BUSINESS/RETAIL UNIT**

**vailwilliams.com**



## Summary

<b>Available Size</b>	570 sq ft
<b>Rent</b>	£10,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
<b>EPC Rating</b>	C (74)

## Description

The premises comprises the ground floor of a 3 storey building. The lock up retail premises is suitable for retail or other business (Class E) uses.

## Location

The premises is located on Lymington Road in the busy seaside town of Highcliffe. There is free on-street car parking directly outside the premises (30 minute stay) and the Worley Road public car park is nearby. The unit is located next to Age UK and there are a number of independent retail/business units in the vicinity.

## Rent

£10,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

## Lease Term

Available by way of a new full repairing and insuring lease for a negotiable term, subject to periodic rent reviews.

## Legal Costs

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

## Service Charge

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

## Rateable Value

£8,900 (from 1.04.23)

\*100% Small Business Rates Relief is currently available on properties with rateable values of £12,000 or less (subject to conditions).

## 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.



**Bryony Thompson**

01202 558 262

07741 145 629

bthompson@vailwilliams.com

**vailwilliams.com**

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