



Crownyard 7-21 Romsey Road, Lyndhurst, SO43 7AA
Retail Showroom Premises with Forecourt Parking

Summary

Tenure	To Let / For Sale
Available Size	3,668 sq ft / 340.77 sq m
Rent	£45,000 per annum
Price	Offers in the region of £575,000
Rates Payable	£19,563.75 per annum
Rateable Value	£35,250
EPC Rating	C (58)

Key Points

- Very Prominent Roadside Retail Showroom
- Ground Floor Open Plan Retail / Showroom Space
- Stunning Former Stable Yard
- Would lend itself to a variety of uses (STP)
- First Floor Retail Zone
- Secure Parking

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Description

Crownyard is the former stable block to the Crown Hotel, its prominent location on the main road in the heart of Lyndhurst, lends itself to a variety of uses (subject to planning if required). Open plan retail showroom space is situated on the ground floor - with further retail, or storage space on the 1st floor.

This attractive property benefits from its own secure parking and yard area to the rear and has additional office / kitchen and bathroom facilities.

Location

Crownyard is situated in the heart of Lyndhurst town - the very popular "capital" of the New Forest National Park - visitors are attracted to the area throughout the year. Lyndhurst has a variety of independent shops, art and antique galleries, cafes and restaurants. The building is close to both main car parks and is a standout landmark in the town.

Crownyard is situated on the western side of Romsey Road. Southampton is approximately 9 miles to the northeast, Bournemouth 25 miles southeast, Lymington 9 miles south and there is good, direct road access to the M27 motorway (junction 1) within approximately 4 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	2,389	221.95	Available
1st - Office	92	8.55	Available
1st - Store / Retail	1,187	110.28	Available
Total	3,668	340.78	

Specification

Ground floor terrazzo style marble floor throughout
Strip Lighting
Gas Space Heater
Slat Board Walling
Brick & Block Construction with internal steel column supports
W.C. wash hand basin and shower area
Kitchen Area
First Floor Office
Secure Parking / External Store
Single Glazed Windows Throughout

Terms

Available on a new full repairing insuring lease for a term to be agreed at an asking rent of £45,000 per annum alternatively the freehold of the property is available at a price of £575,000.

Business Rates

Rateable Value £35,250

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

Other Costs

Legal Costs - Each party to be responsible for their own costs.
VAT- Unless specified otherwise all costs, rent and prices are exclusive of VAT.



Viewing & Further Information

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