

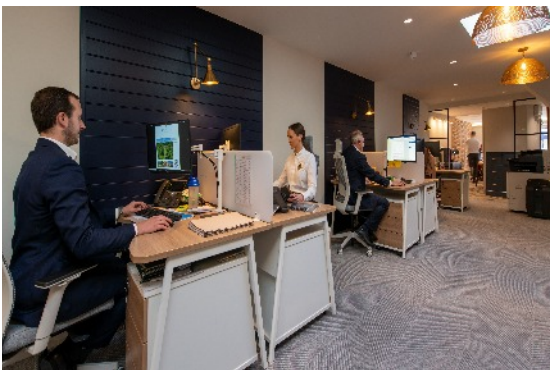


Ground Floor Office

Lymington, SO41 9AL

SPENCERS
COASTAL





The Property

CURRENT BUSINESS UNAFFECTED - An opportunity to acquire a ground floor commercial unit recently refurbished to an extremely high standard within a very attractive Grade II Listed building in a prominent position on Lymington's historic High Street. The office space extends to approximately 1798 sq ft and is currently leased to a long established Estate Agency company with a 7.4% annual return on investment. There is also a courtyard garden to the rear.

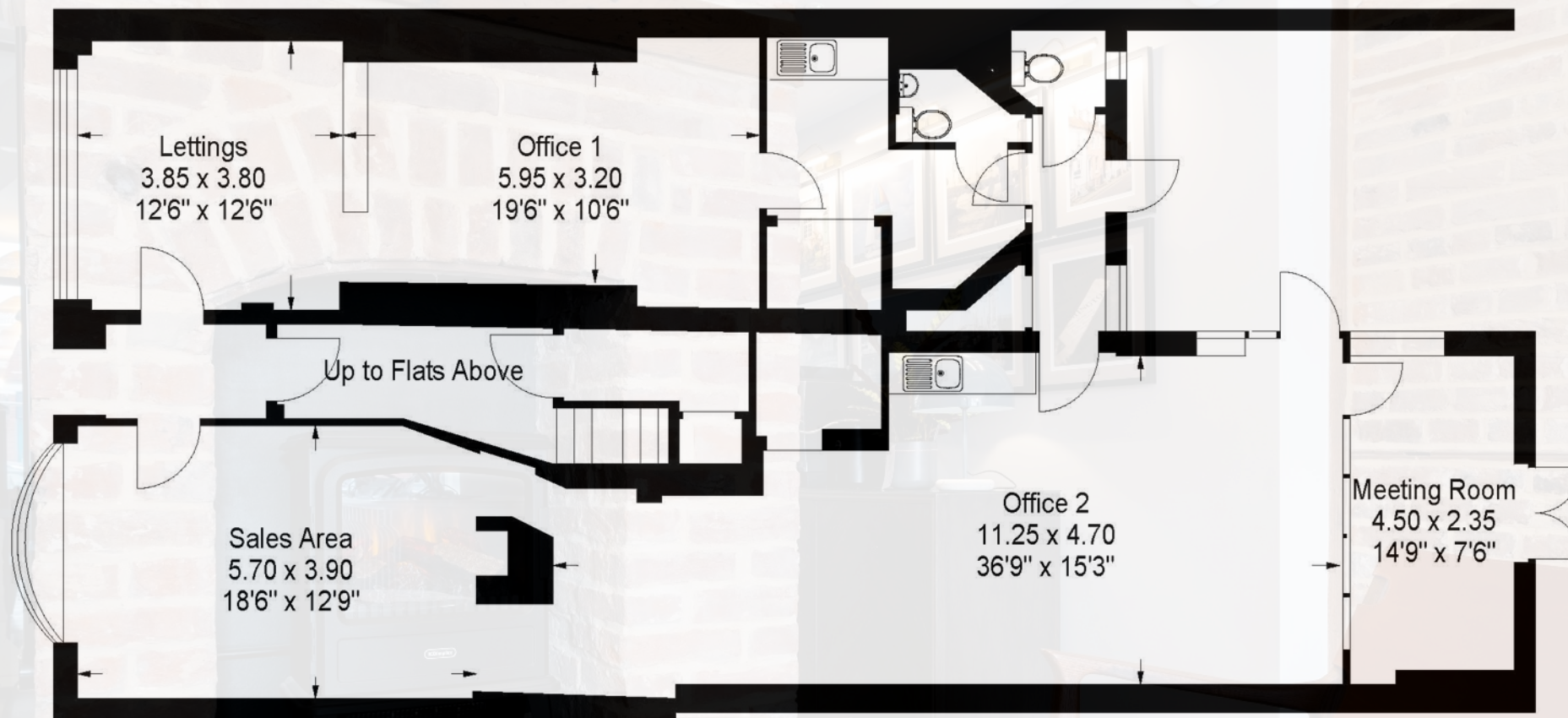
The offices are accessed via a central front door leading to a central lobby from which there are doors left and right to separate office spaces both with large and attractive street facing display windows. Also from the lobby is a door leading to a private flat (available for sale separately) which occupies the first and second floors.

The office space is beautifully presented with original features including exposed original timbers and brickwork as well as a feature fireplace. There are two fitted kitchen areas including sink, fridges and dishwasher. There is ample wiring for many desks with 14 work stations currently accommodated comfortably. There are two designated store rooms and both gents and ladies WCs.

There is a lease in place to the current occupant which runs for 10 years from January 10th 2024 at £50,000 per year.

£675,000

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 167sq.m. or 1798sq.ft.

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NOT TO SCALE



The Situation

The offices are positioned in a busy section of Lymington's thriving High Street which offers a wide range of shops and services resulting in good footfall throughout the year with especially busy periods during the summer tourist season. There is a weekly Saturday market and there is parking in both long and short stay public car parks a short walk away. The High Street features a range of cafes, pubs and restaurants as well as independent boutique and well recognised national chain stores including M&S Food.

Grounds & Gardens

To the rear of the building is a paved courtyard garden with raised flower beds and a shed.

Directions

The offices are situated approximately 100 yards east of the Church on the same side of the High Street.

Services

Energy Performance Rating:

Mains electricity and water are connected.

Superfast Broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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