



74a & Ground Floor Office

High Street, Lymington, SO41 9AL

SPENCERS
COASTAL



CURRENT BUSINESS UNAFFECTED - A superb opportunity to acquire the freehold of a mixed use investment property comprising a ground floor commercial unit with a 3 / 4 bedroom apartment above. Both units have been 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. The flat occupies the first and second floors and extends to approximately 1,900 square feet with a nearby parking space. There is also a courtyard garden to the rear offered with the commercial unit.

The Flat 74a High Street

The apartment has been recently refurbished to a beautiful standard and occupies the top two floors of an extremely attractive Georgian building which is Grade II Listed. The front door of the building opens to a lobby which is shared with the offices on the ground floor (also for sale separately) and from which there is a private front door to the apartment. This door opens to a hallway with stairs to the apartment proper and further steps leading down to a large cellar ideal for storage. The main living accommodation is at first floor level and is finished to a high standard. The history of the building is apparent in well maintained period features including extensive wood panelling, attractive cupboards and shelves in alcoves a traditional fireplace in the sitting room fitted with a modern wood burning stove. The accommodation on this floor comprises a generous sitting / dining room, a kitchen, a further reception room (which could be used as a fourth bedroom) a large double bedroom, family bathroom with free standing bath and separate shower. There is also a utility room / boiler room and separate WC. From the central landing, stairs lead up to the top floor where there are two further double bedrooms and a bathroom.

£1,225,000



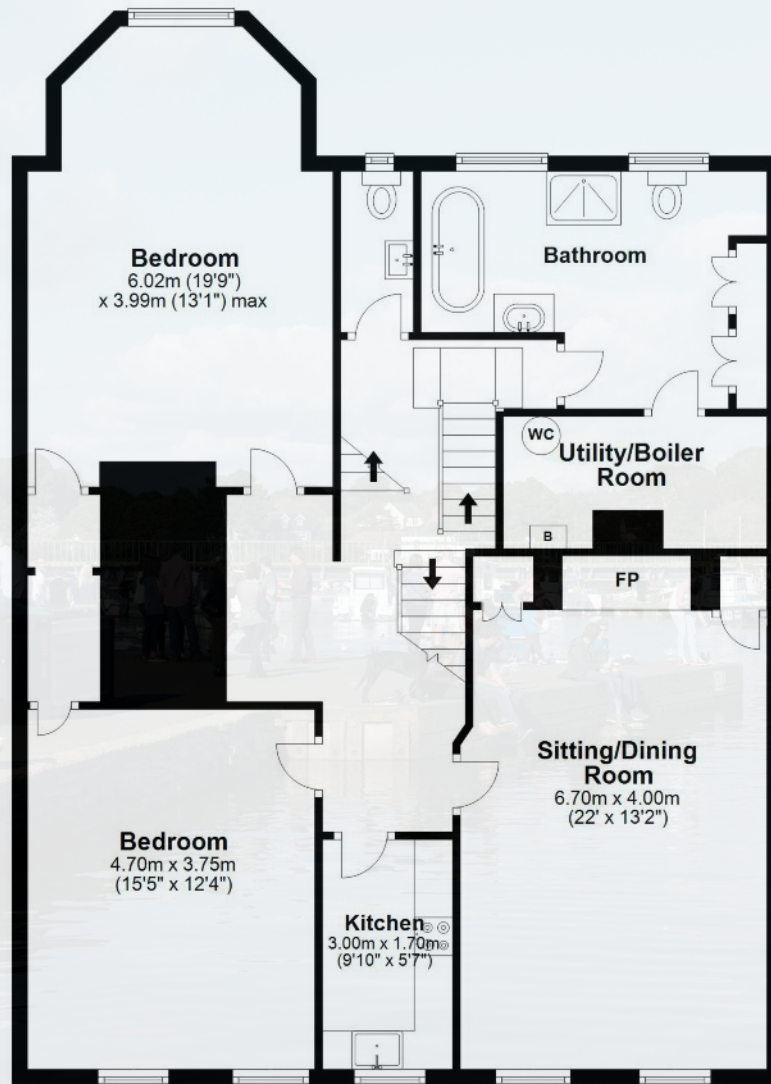




FLOOR PLAN

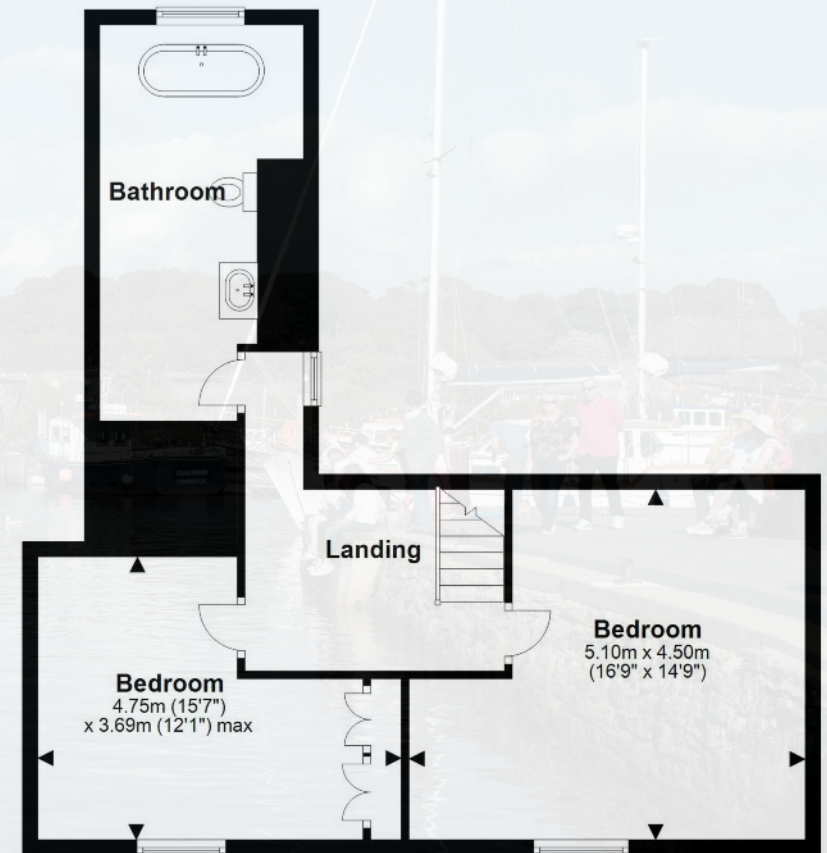
First Floor

Approx. 118.4 sq. metres (1274.0 sq. feet)



Top Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



Total area: approx. 179.4 sq. metres (1930.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.



Ground Floor Office 74 High Street

The offices occupy the entire ground floor and garden of an extremely attractive Grade II Listed double fronted Georgian property. The offices extend to approximately 1798 sq ft and 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.



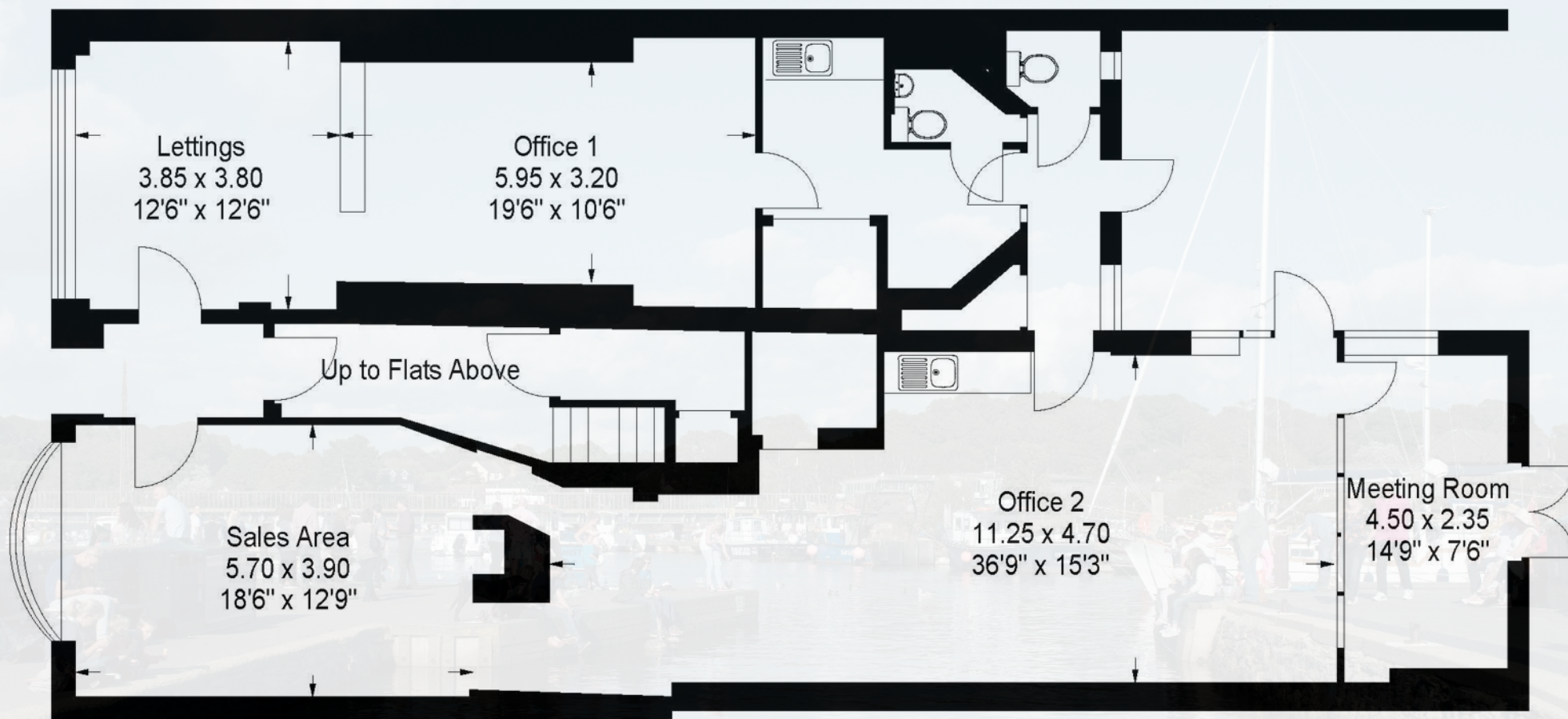
The Situation

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.

The flat occupies the first and second floors of the building with all the facilities of the High Street immediately on hand. These include an excellent range of cafes, restaurants, boutique shops and national chain stores. There are open green spaces in Grove Gardens immediately to the south of the High Street and a wide range of sailing clubs and marinas nearby providing excellent access to the Solent and beyond. Lymington also has a railway station providing two services an hour to Brockenhurst connecting with direct rail services to London Waterloo.



FLOOR PLAN



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

Plans produced and Copyright HOMEPLAN
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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Grounds & Gardens

To the rear of the building is a paved courtyard garden with raised flower beds and a shed. There is an off street parking space included with the property which can be accessed via School Lane which runs behind the building and lies just to the north of the High Street.

Directions

The property is situated approximately 100 yards east of the Church on the same side of the High Street.

Services

Commercial unit:

EPC: C

Mains electricity and water are connected.

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

Apartment:

All mains services are connected

Council Tax: Band B

EPC: E (Current 54, Potential 70)

Superfast Broadband with speeds of up to 80 Mbps is available at the property

Leasehold - 999 years. Holiday Lets & Pets permitted. No ground rent payable.

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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