



Freeholds of

23 & 23a High Street, Lymington, SO41 9AD

SPENCERS
COASTAL





The Property

INVESTMENT OPPORTUNITY - BUSINESS UNAFFECTED. Overall rental yield of 8.4%. A rare chance to acquire the Freehold of an attractive Grade II Listed period building on Lymington's thriving High Street . The property comprises a ground floor commercial unit, currently a premium brand jewellers with office, workshop and store to a total of 1179.3 sq ft (109.6 sq m). Also included is the freehold of the two storey flat above with a leaseholder in place on a 172 year lease from 2021 - 169 years remaining.

This handsome three storey building forms an attractive terrace of varied Grade II Listed buildings on the south side of the High Street. The commercial unit opens directly onto the High Street with rear access to the building, and flat above, via a passage way just to the east of the main facade.

The ground floor is divided into a show room at the front directly accessible from the street. Also accessed from the show room is the basement via a trap door. To the rear of the commercial unit is an office, workshop, kitchen and cloakroom and a couple of storage areas.

Above the shop on the first and second floors, and with its own separate access, is a private residential apartment extending to approximately 1,200 sq ft with 3 bedrooms, a sitting / dining room, kitchen / breakfast room and shower room. This leasehold of this part of the building is held by a current leaseholder with 169 years remaining.

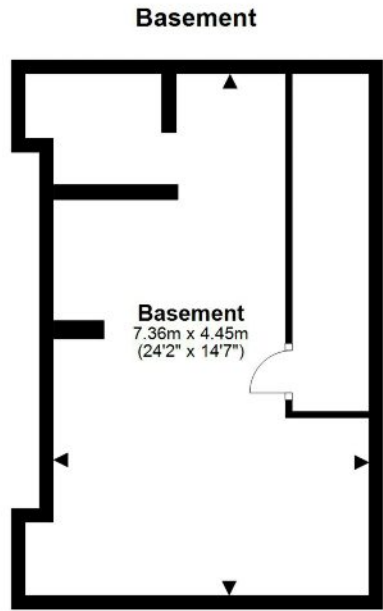
Directions

From our office on Lymington High Street head east, downhill away from the Church. Continue for approximately 300 yards and the property will be found on the right hand side occupied by 'Watches of Distinction' and opposite Tesco Express.

£375,000

FLOOR PLAN

Approx Gross Internal Area
109.6 sqm / 1179.3 sqft



Ground Floor



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



The Situation

The property are situated in a busy part of Lymington High Street which is extremely popular with local residents and visiting tourists. The High Street also hosts a weekly Saturday market and the property is positioned in an exceptionally picturesque position close to the Town's historic 'cobbles' leading to the quay. All the town's facilities are on the doorstep with a wide range of independent shops, cafes, pubs, restaurant and boutiques within easy reach with the town's renowned sailing clubs and marinas also within walking distance.

Services

Tenure: Freehold of 23 High Street (commercial premises) & 23a High Street (private residential leaseholder).

Property Construction: Brick elevations

Utilities : Mains water, drainage and electricity are connected to the property

Heating: To be confirmed

23 High Street CEPC - D 96

Broadband: Ultrafast broadband with speeds of up to 1,000 Mbps is available at this property (ofcom)

Mobile signal / coverage: Please check with your provider

Conservation Area: Lymington

Parking: There is no parking

This leasehold of this part of the building (23a High Street) is held by a current private residential leaseholder;

Term: 208 years from 29 September 1985 with 169 years remaining, Expiry 2193

Rent: £125 p.a.

Repairing: To keep the premises in good and substantial repair. Internal repainting every 5 years.)

Workman LLP are the managing agents currently instructed to manage the building. The leases state that the retail and residential tenants have a 50/50 split of the external repairing covenant.

Important Information

Spencers of Lymington 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.



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

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