



Carlsens Fine Art

8 St Thomas Street, Lymington, SO41 9NA

SPENCERS
COASTAL





A Freehold Georgian Mews House located in the heart of the high street currently registered as a Commercial premises having been a long standing successful Fine Art Gallery. The property is now in need of significant refurbishment and would require a 'change of use' in order to convert to a two bedroom maisonette with private garden. The property is registered as a 'non designated heritage asset', which implies similar restrictions as a listed building.

The Property

The commercial premises has direct high street access opening in to an open plan shop front area with feature fireplace, spiral staircase, rear kitchen area and door to the rear garden. The staircase arrives at the first floor landing with a cloak room and a spacious open plan store area, which could be the primary bedroom. There is a second store room which could be a bathroom and a further flight of stairs leading to a second bedroom.

It is anticipated that the ground floor would most likely remain as a small commercial unit at the front with planning giving a favourable option to the rest of the building being granted a change of use allowing residential accommodation to the rear, first and second floors. The property would ideally require a ground floor rear extension to create an open plan lounge/kitchen area with garden access and a staircase to the first floor bedroom and bathroom and further stairs to the second bedroom.

Note: Planning permission will be required for all alterations.

£250,000



FLOOR PLAN

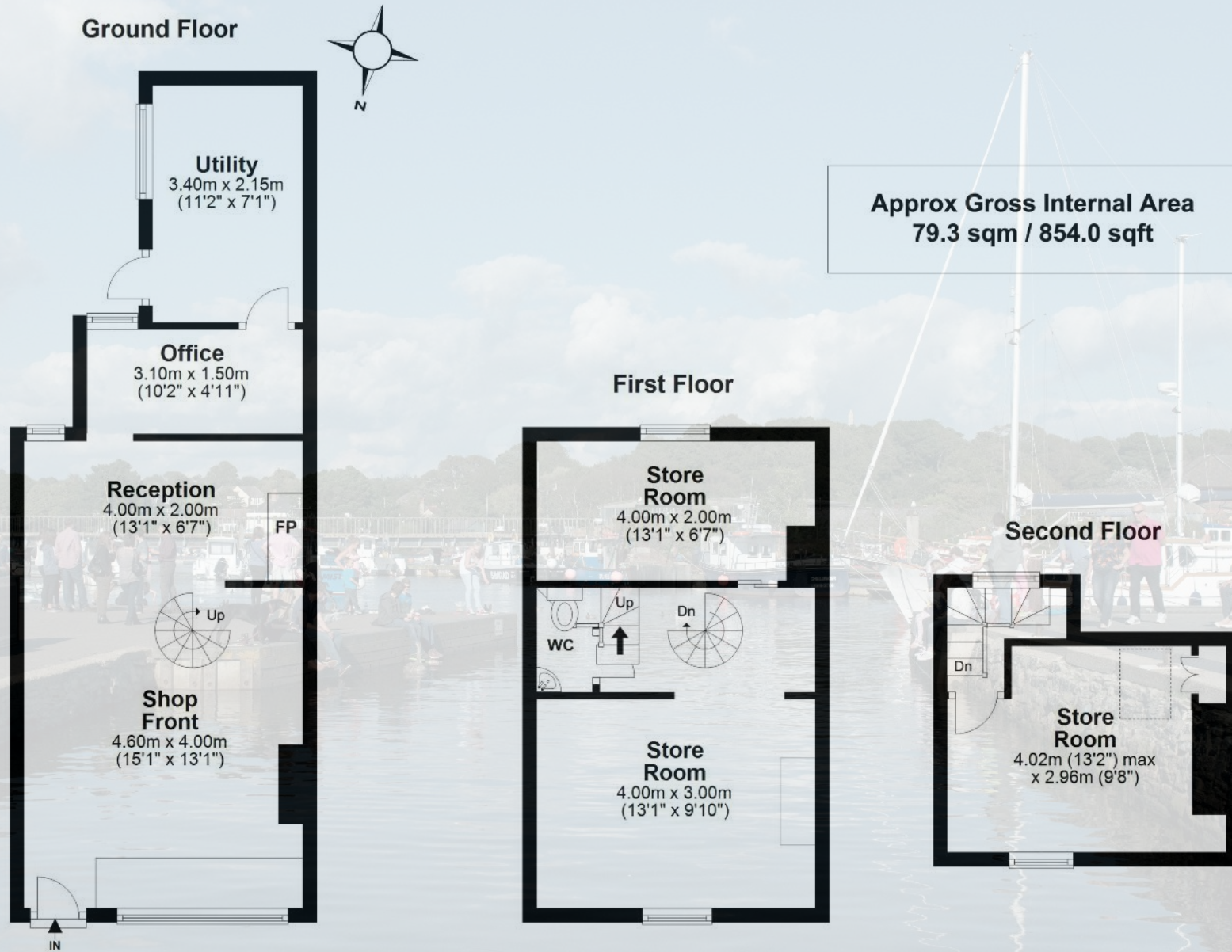


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Grounds & Gardens

There is a side alley way between Carlsens Fine Art Gallery and Rivazz Indian Restaurant. This provides access through to the private 100 ft south facing patio and garden. There is also access directly from the rear of the property.

Services

Energy Performance Rating: TBC

Council Tax Band: TBC

All Mains Services Connected

Directions

Head up Lymington High Street towards Marks & Spencers. The property can be found a hundred yards further up on the left.

The Situation

The Georgian Mews house has an unrivalled location in the centre of Lymington high street being only a hundred yards from M&S. Lymington itself is a thriving market town ideally positioned between the coast and the open spaces of the New Forest. There are excellent sailing facilities in the town as well as a range of chain and independent stores alongside some excellent restaurants and coffee shops. Communications are excellent and there is a railway station connecting to Brockenhurst from which there are regular services to London Waterloo.

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.



LYMINGTON QUAY

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

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