



FELLS GULLIVER  
ESTATE AGENTS

023 8028 4411  
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Flat 1-3, 19-21 High Street, LyndhurstSO43 7BB

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£1,000,000

- Prominent position
- Mixed Portfolio
- Iconic building
- Commercial unit
- Rare opportunity
- Overlooking High St
- Freehold investment
- Potential growth
- Four apartments
- Asset sale





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A unique opportunity to purchase the freehold of a characterful landmark property, occupying a prime central Lyndhurst position with elevated views across the High Street.



A rare opportunity to acquire the freehold of a landmark period building, prominently positioned with commanding views over the High Street. This attractive and characterful property comprises double-fronted commercial premises currently trading with business unaffected—benefiting from an additional cellar for storage or operational use.

The upper floors are arranged as a residential portfolio of two spacious two-bedroom apartments and two well-presented one-bedroom apartments, all offering strong rental appeal. Both the commercial and residential elements present clear potential for yield enhancement through rental optimisation or future value-add improvements.



### Commercial Unit:

- Double-fronted retail/office space
- Additional cellar storage

### Residential Units (Approximate Sizes):

- Flat 1: 441 sq ft
- Flat 2: 355 sq ft
- Flat 3: 398 sq ft
- Flat 4: 603 sq ft

This is an exceptional investment opportunity in a sought-after High Street location, combining secure income, future growth potential, and the charm of a distinguished period building.

Viewings Directly by appointment on 023 8028 4411.



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