

TO LET



**HOLLOWAY
ILIFFE &
MITCHELL**

PRIME POSITION IN LYNDHURST HIGH STREET WITH D1 USE

883 Sq Ft (82.03 Sq M)

**Elliott's Courtyard
33B High Street
Lyndhurst
Hampshire**

SATNAV SO43 7BE



- ▼ Allocated Parking
- ▼ Refurbished Offices / Treatment Rooms
- ▼ Just Off The High Street
- ▼ Close To Many Amenities



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LOCATION

Lyndhurst is an attractive village situated in the heart of the New Forest National Park. It has a population size in excess of 3,000 and is a popular tourist destination with many independent shops, art galleries, cafes / restaurants, museums, pubs and hotels.

Lyndhurst is situated approximately 9 miles to the west of Southampton and about 20 miles to the east of Bournemouth.

DESCRIPTION

The subject premises are located on the northern side of the High Street, which is the principal retail pitch within Lyndhurst. The subject building can be accessed from either the High Street, or from the rear of the property via Wellands Road.

The premises are known as Elliott's Courtyard, which is situated in the rear of the estate and is a semi-detached building over two floors, currently trading as a chiropractors clinic and is of brick built construction under a pitched tile roof.

Internally, the property is arranged as various treatment rooms and offices and there are 5-6 allocated parking spaces to the rear of the property.

It is also worth noting that the first floor is to undergo a refurbishment which will add more insulation to the roof and create a vaulted ceiling, open plan arrangement on the first floor, making this a versatile open plan space.

The building also benefits from having two separate WCs and wash-hand basins, along with a kitchen area, and two separate entrance points.

ACCOMMODATION

| | | |
|--------------------------------|-------------------|------------------|
| Ground Floor | 41.60 sq.m | 448 sq.ft |
| First floor office space | 38.47 sq.m | 399 sq.ft |
| Kitchen area | 3.45 sq.m | 337 sq.ft |
| Total net internal area | 82.07 sq.m | 883 sq.ft |

Please note the above measurements are measured in NIA and not in line with the international property measurement standards (IPMS3).

TERMS

Leasehold on application

Available on a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

Rateable Value: £5,600.

Uniform business rates payable for 2018-2019: £0

Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

You are advised to confirm the rates payable with the local council before making a commitment.

EPC RATING

Under refurbishment – Awaiting EPC

OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited

Registered Office: 10 Acorn Business Park North Harbour Road Portsmouth PO6 3TH

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VIEWING

Strictly by appointment with sole agents

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremisses.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.