

Retail – Shop to Let

Particulars

Lymington

19 & 20 High Street SO41 9AD

- Near Prime Pitch
- No.19 c500 sq ft Ground floor Sales
- No.20 c800 sq ft Ground Floor Sales
- A3 Use on both
- To be let as single units or combined
- Possible seating in side yard area to no.20



Situation

The property is located on the main part of the High Street with immediate retailers including WH Smith, Holland & Barrett, Tesco Metro, Phase Eight etc.

Description

The property is grade II listed comprising two separate properties that can either be let separately or as one (albeit on two different levels). 19 High Street provides ground floor sales on ground, ancillary on first and second 20 High Street provides ground floor sales together with ancillary space on ground, customer WCs and seating/storage on first and further storage on second. Outdoor seating is possibly available on the paved side yard through the archway.

Plans

Pdf & Cad plans in process of being compiled.
Diagrammatic plans available in meantime

Accommodation

The approximate dimensions and floor areas:-

19 High St

Gross frontage	5.5m	18'0"
Net frontage	4.52 m	14'10"
Net internal width in rear part	5.05m	16'7"
Shop depth	9.76m	32'0"
Ground floor Sales	46.5sq m	500 sq ft
First storage	32.6sq m	351 sq ft
Second storage	34.7sq m	374 sq ft

20 High St

Gross frontage	5.5m	18'0
Net frontage	5.4m	17'10
Net internal width in rear part	3.5m	11'6"
Shop depth	17.7m	58'0
Ground floor Sales	72.8sq m	784 sq ft
First sales/seating	25.0sq m	269 sq ft
Second storage	19.8sq m	213 sq ft

Rateable Value

Shop & Premises: To be confirmed but calculated from combined RV of £40,397 to be as follows:

19 High St £17,649

20 High St £22,414

VAT

The Properties have not been elected for VAT??

Tenure - The Lessors are seeking full repairing and insuring leases for terms to be agreed

Quoting Rents

19 High St £29,500 per annum exclusive

20 High St £37,000 per annum exclusive

Further information or viewing

Gerrard Matthews BSc MRICS

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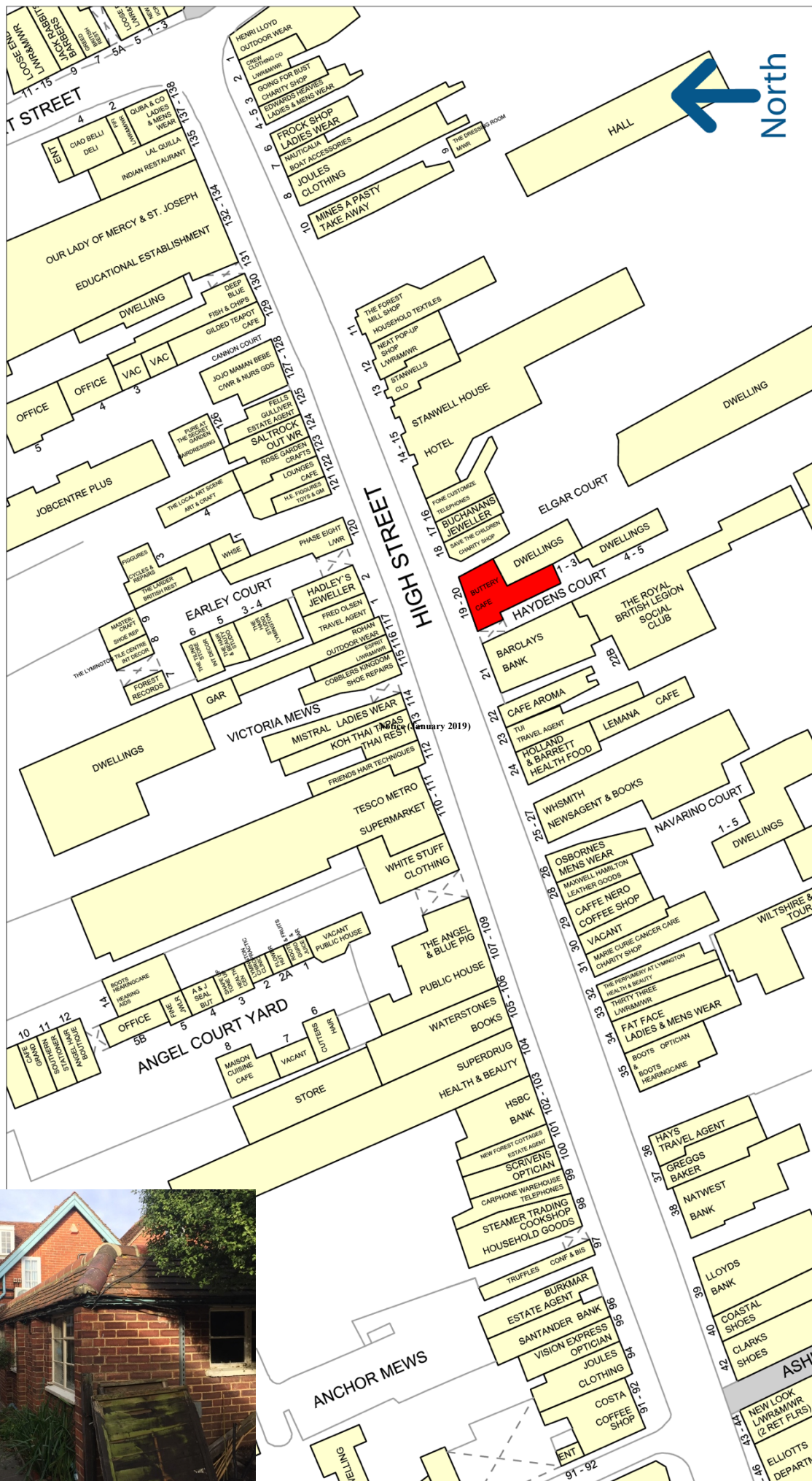
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Lymington



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50 metres



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