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Healthcare, Leisure, Office, Retail

# TO LET

## Unit 14 Angel Courtyard, Off High Street, Lymington, SO41 9AP

Well Located Retail / Office Unit

## Summary

| | |
|---|---|
| **Tenure** | To Let |
| **Available Size** | 409 sq ft / 38 sq m |
| **Rent** | £9,500 per annum |
| **Rates Payable** | £6,656 per annum |
| **Rateable Value** | £13,000 |
| **EPC Rating** | B (39) |

## Key Points

- Well Located Next to Tesco Express Entrance
- Close to Public Car Parks
- Modern Unit within the Attractive Angel Courtyard Development


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# Unit 14 Angel Courtyard, Off High Street, Lymington, SO41 9AP

## Description

The subject unit is situated within the Angel Courtyard which is an attractive development of shop and residential accommodation situated within the heart of Lymington conservation area. The lock up shop has undergone a refurbishment and is open plan and benefits from having a small kitchen area and seperate w.c. and wash hand basin.

The unit benefits from being next door to the rear entrance to Tesco Express and opposite the public car park.

## Location

Lymington is an attractive and affluent Hampshire town located between Bournemouth and Southampton which are approximately 18 miles to the east and west respectively.

Angel Courtyard can be accessed directly from the High Street or from the rear public car parks off Cannon Street.

## Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Retail | 383 | 35.58 | Available |
| Ground - Kitchen | 26 | 2.42 | Available |
| **Total** | **409** | **38** | |

## Specification

* Concrete Floor
* Suspended Ceiling
* Recessed LED Lights
* Electric Heating
* Timber Framed Shop Front
* W.C. & Wash hand Basin
* Kitchen Area

## Terms

Available by way of a new effective full repairing insuring lease at £12,000 per annum + VAT

## Rateable Value

Rateable Value £13,000 - Taper relief may apply

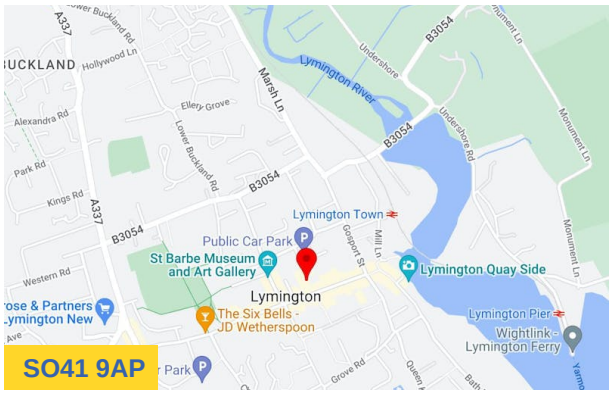
You are advised to make your own enquiries in this regard to the Local Authority.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

Unless otherwise stated all prices / rents are quoted exclusive of VAT but subject to the Standard Rate

Service charge and buildings insurance may apply for the upkeep of the building



## Viewing & Further Information

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TO LET
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