

INDUSTRIAL UNITS – FOR SALE



6-10 Queensway, New Milton BH25 5NN

Price: £2,300,000

Total: 2,831.7 Sq. m (30.481 Sq. ft)

- Freehold Investment Sale
- For Sale
- Sale Leaseback at £225,584 pa (combined)
- Off Road Parking and Yard

Description

The subject property was historically arranged as a single unit, formerly occupied by Sunseeker. It now comprises 3 individual industrial units arranged in a terrace.

Parking is provided to the front elevation with shutter access to each unit. Hardstanding is provided to the rear, right and left hand flanks of the terrace. Each unit benefits from a mezzanine.

Location

The property is located on the Stem Lane Industrial Estate, which forms part of the main established industrial area on the western outskirts of New Milton.

New Milton is a fairly typical market town with a current population to include the surrounding areas of just over 25,000. It lies within southern Hampshire on the southern edge of the New Forest National Park approximately 6 miles to the west of Lymington and 12 miles to the east of Bournemouth. The M27 Motorway, which connects Southampton to Portsmouth, is located approximately 12 miles to the north of the property. New Milton railway station is situated approximately 0.7 miles to the east of the property.

Purchase Price

The property is available to purchase freehold at a guide price of £2,300,000. This is on the basis of a leaseback for each unit on the following terms. New 5-year leases for the three units, at a combined rent of £225,584 pa, FRI, no breaks, 3-year rent review. Deposit to be agreed.

Business Rates

The property is currently rated as one premises with a rateable value of £124,000.

Legal Costs

Each party to bear their own costs.

EPC

E (119).

VAT

We understand that the property is NOT VAT elected.

Areas

Accommodation	Sq. m	Sq. ft
Unit A		
Ground Floor	627.2	6,751
Mezzanine	225.9	2,432
Unit B		
Ground Floor	781.7	8,414
Mezzanine	351.8	3,787
Unit C		
Ground Floor	721.4	7,765
Mezzanine	123.7	1,332
Total (GIA)	2,831.7	30,481

* Unit A - internal eaves height is a minimum of circa 6.1m.
Unit C - minimum internal eaves clearance of 5.1m.

Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons



Nick Holtby
01329 221199
nick.holtby@eddisons.com

For more information, visit eddisons.com
01329 221199



Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

