



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	£8,000 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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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

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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.

Property Highlights / Amenities

- Shop Internal Depth (m): 9.03
- Shop Internal Width (m): 3.97

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

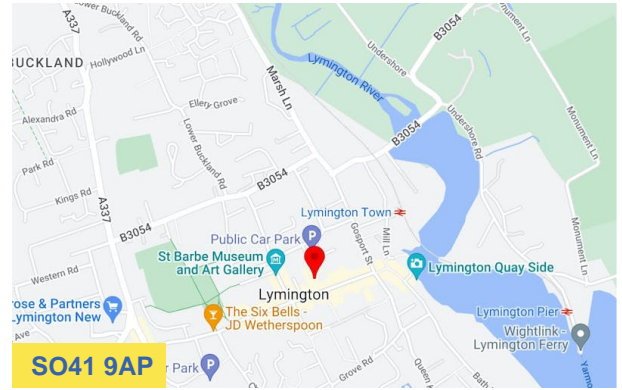
Available by way of a new effective full repairing insuring lease at £8000 per annum + VAT

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



Viewing & Further Information

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

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





