

PRIME RETAIL OR FOOD & BEVERAGE UNIT

To Let



25-27 High Street, Lymington
SO41 9AD
#8475/2026F



25-27 HIGH STREET

LYMINGTON, SO41 9AD



Agreement

To Let



Detail

Double Fronted Retail or Food & Beverage Unit situated within prime location in Lymington



Rent

£90,000 pax



Size

364 sq m (3,918 sq ft)



Location

Lymington, SO41 9AD



Property ID

#8475/2026F

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises an attractive double fronted shop unit (also suitable for food and beverage use), providing well proportioned ground floor open plan trading area with rear servicing and external storage area.

The property is situated in the heart of the prime pitch on Lymington High Street close to a wide range of national, regional and boutique style independent occupiers.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor Trading	317.5	3,418
Ground Floor Ancillary/Storage	46.5	500
Total GIA	364	3,918

Energy Performance Certificate

Rating: To be reassessed

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurants & Cafes), B1 (Business) and D1 (Clinics, Health Centre, Creche & Day Nurseries).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: New Forest District Council
Description: Shop and Premises
Rateable value: £70,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£90,000 per annum exclusive, payable quarterly in advance

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Viewing

Strictly by appointment via the letting agents.

Anti-Money Laundering

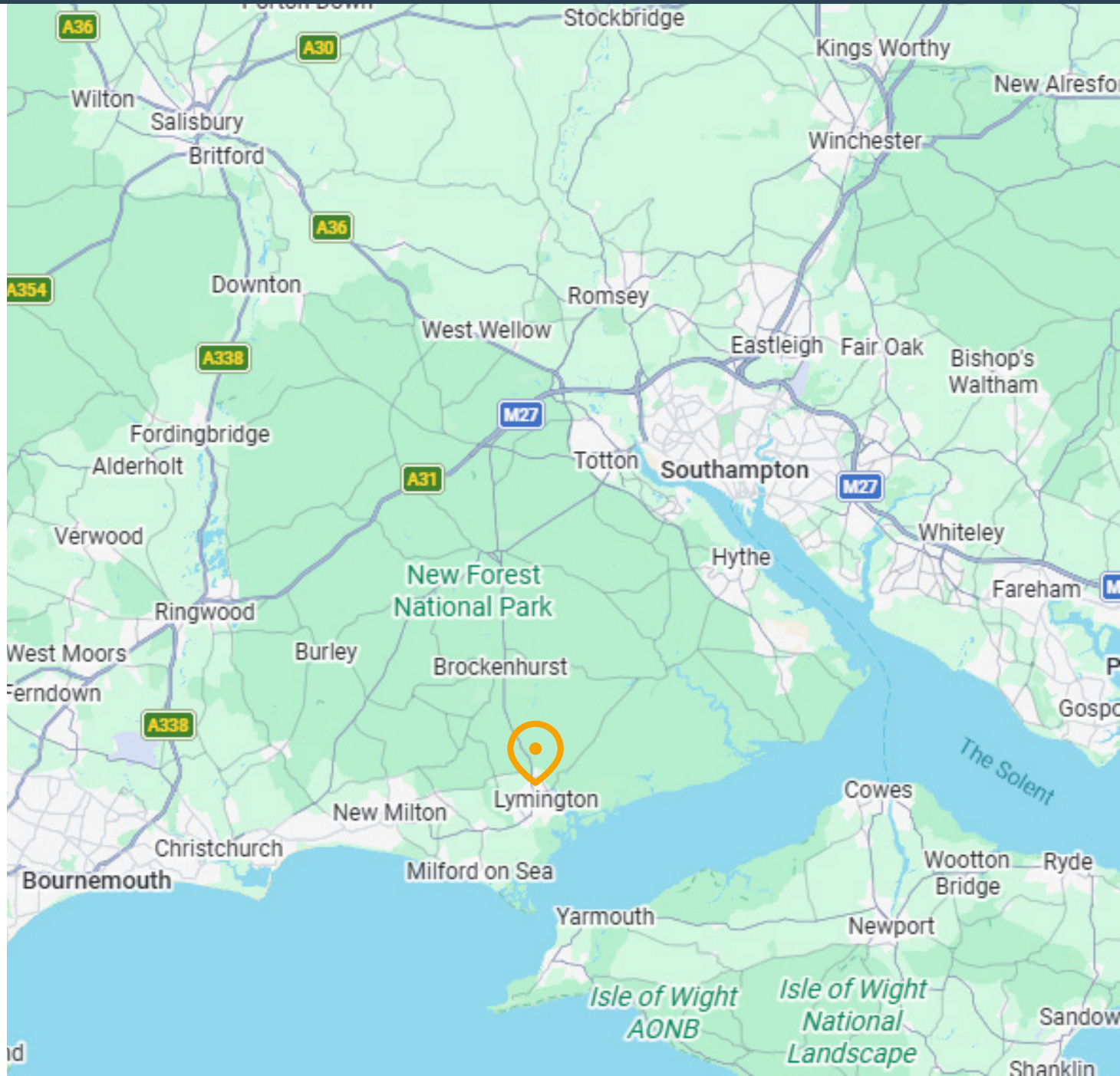
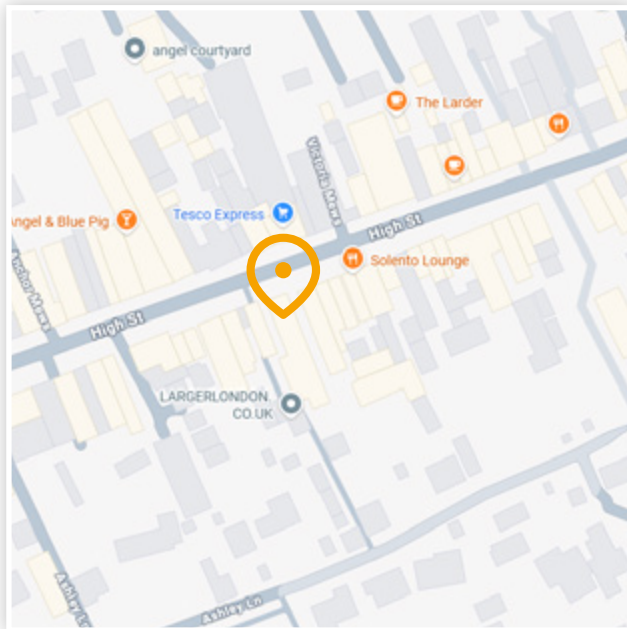
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Lymington is an affluent historic Georgian market town and major sailing / yachting centre located on the southern edge of the New Forest National Park in Hampshire. The town has a resident population of 14,858 (2021 Census) and serves as a key ferry terminal to the Isle of Wight.

The town's population is significantly boosted by tourists during the Summer months. The town benefits from excellent transport links with the A337 providing direct access to the M27 and M3.

Lymington Railway Station provides regular services to London Waterloo via Brockenhurst. The property is located in a prime pitch on Lymington High Street which provides an excellent mix of national, regional and quality / boutique style independent operators. The property is directly opposite White Stuff, adjacent to Holland & Barratt and close to Waterstones, Fat Face, Tesco Express and Caffè Nero.





Property Key.
1. Holland & Barrett / **2.** Caffè Nero / **3.** Fat Face / **4.** Seasalt / **5.** Superdrug / **6.** Waterstones / **7.** White Stuff /
8. Tesco Express / **9.** Rohan / **10.** Salt Rock / **11.** Jo Jo Maman Bebe / **12.** Henry Lloyd / **13.** Crew Clothing



