

New Milton - 29 Station Road, Hampshire BH25 6HR
Three-Storey Retail Building with Parking to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



New Milton - 29 Station Road, Hampshire BH25 6HR

Three-Storey Retail Building with Parking to Rent



Property Features:

- Comprises retail premises arranged over ground, lower ground and first floor
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Located opposite New Milton Train Station providing direct rail connections to Bournemouth, Southampton and London Waterloo
- Occupiers close by include Morrisons, Domino's, Boots and M&S Food.

Property Description:

The ground floor comprises a large front showroom with prominent display frontage, office, lobby, kitchen, storage room and ancillary accommodation, together with a substantial rear staff room and additional office space. The lower ground floor provides further useful storage and ancillary space. The first floor includes 2 large rooms, kitchen and wc, providing the following accommodation and dimensions:

Ground Floor: 155.7 sq m (1,676 sq ft)

Open plan retail, office, staff room, storage, kitchen, wc

Lower Ground Floor: 142.9 sq m (1,538 sq ft)

Ancillary, storage

First Floor: 70 sq m (753 sq ft)

2 large rooms, kitchen, wc

Total GIA: 368.6 sq m (3,967 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £565.38 per week (PCM: £2,450)

Deposit: £7,350 (3 Months)

Rateable Value:

Rateable Value - £11,000 p.a.

Rates Payable - £0*

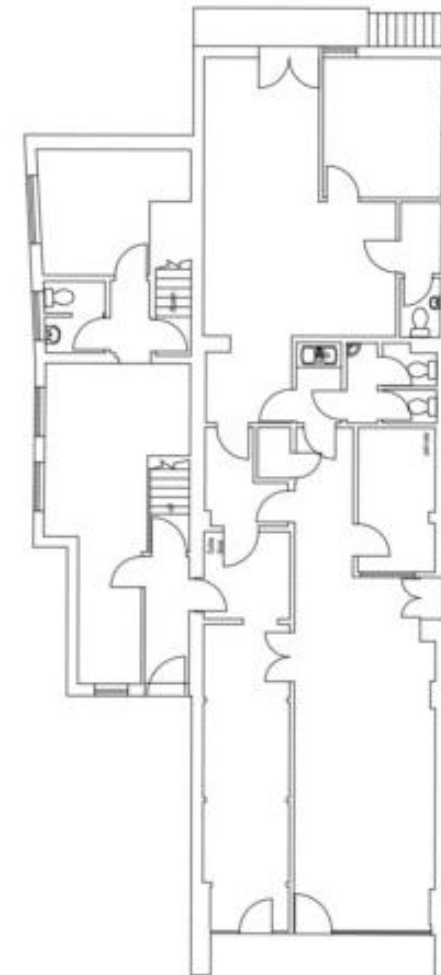
*Note - Small business rates relief available (subject to terms)

EPC:

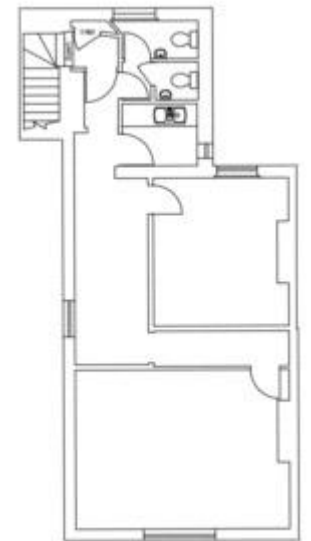
The property benefits from a E Rating. Certificate and further details available on request.



Lower Ground Floor



Ground Floor



First Floor

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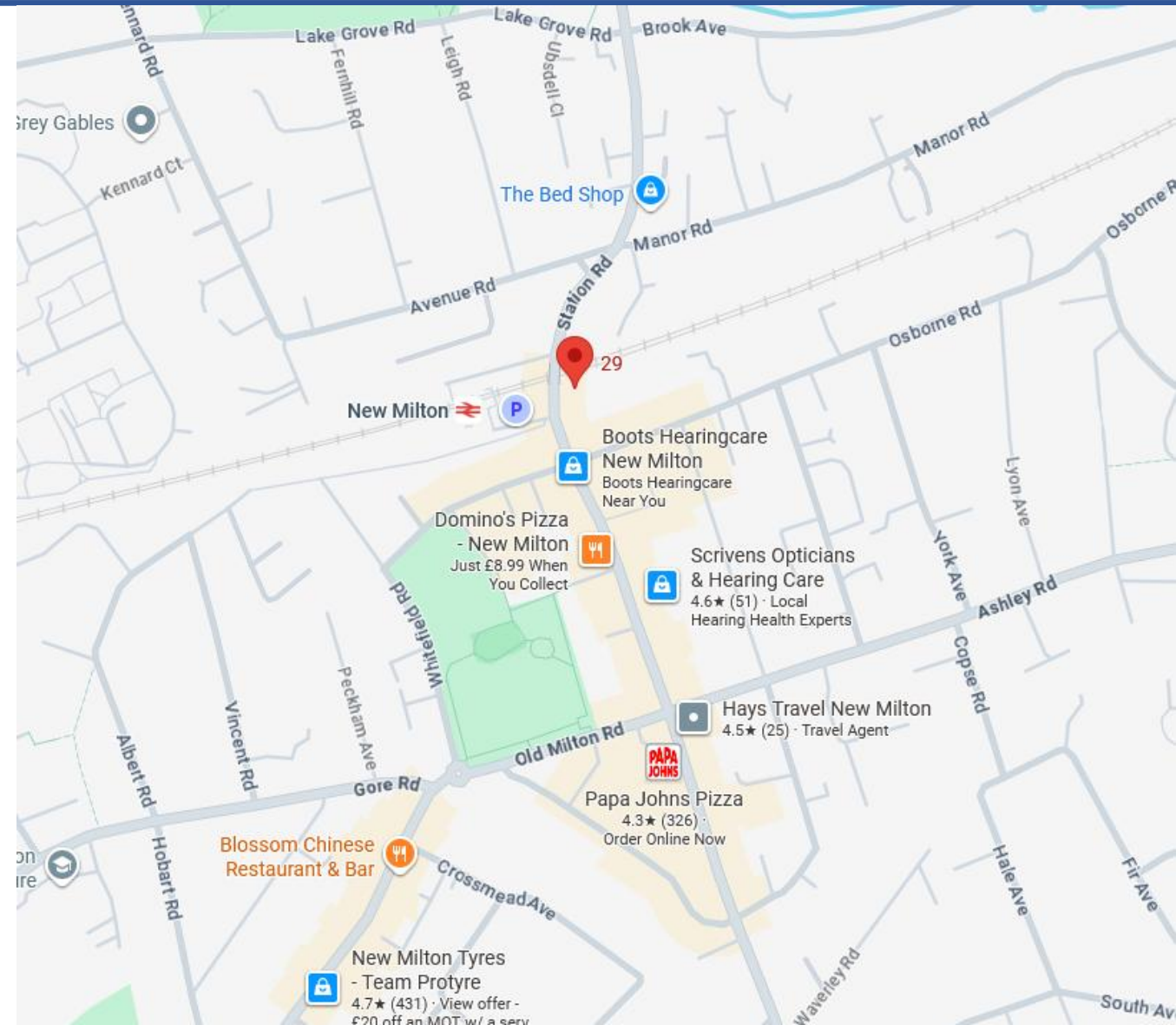
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Location:

Situated on the highly sought-after Station Road, this prominent property benefits from strong pedestrian footfall, excellent visibility, and immediate access to national retailers including Morrisons, Domino's, Boots, Superdrug and M&S Food, making it an ideal location for a wide range of commercial occupiers. New Milton station is situated opposite the property, providing direct rail connections to Bournemouth, Southampton and London Waterloo, further enhancing the property's appeal for both customers and staff.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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