

PO Box 413, Southampton, SO30 9BL

T: 023 8000 2020 E: enquiries@osmondbrookes.co.uk W: www.osmondbrookes.co.uk

**PROMINENT HIGH STREET SHOP
CENTRE OF HIGHCLIFFE
APPROX 781 SQ FT TOTAL
354 LYMINGTON ROAD,
HIGHCLIFFE, BH23 5EY**

LOCATION & DESCRIPTION

The premises comprise a terraced shop unit in good order, of brick elevations, with rear loading and car parking, and first floor storage. They occupy a prominent retailing position in the centre of Highcliffe's main retail area, with adjoining occupiers that include erties Fish & Chips, an Off Licence, two Card Shops, Coral Bookmakers, Slades Estate Agents, Framing Shop, Butcher, Chinese Takeaway, Café Bar, Scoop and a Fashion Shop.

There is free on street parking and although currently trading as a sweet shop, the premises are well suited to a variety of other retail uses.

ACCOMMODATION

Ground floor

Double fronted shop
Internal width 16' 9"
Shop Depth 33' 10"
Net sales area 490 sq ft

First Floor

Storage 291 sq ft
Kitchen 63 sq ft
WC and wash basin

Rear loading and 2 car parking spaces



TERMS

The premises are held on a 10 year FRI lease from 24/06/09 with a 5 year rent review and a 5 year tenants break clause.

RENT

£8000 pa exclusive of rates.

The lease is to be assigned without premium.

RATES

RV £7,700 (2010 listing)

LEGAL COSTS

Our clients legal costs to be borne by the assignee

VIEWING

By appointment with the sole agents, **Osmond Brookes 023 8000 2020**

Contact Jeremy Braybrooke

Email: jeremy.braybrooke@osmondbrookes.co.uk

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