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**DELIGHTFUL GROUND FLOOR
RETAIL PREMISES
APPROX 424 SQ FT
UNIT 5, ANGEL COURTYARD
LYMINGTON, SO41 9AP**

LOCATION & DESCRIPTION

Lymington is one of the most popular yachting towns in Southern England, with many marinas on the river, as well as being one of the major New Forest towns, serving a large and very affluent catchment area. Many multiple retailers have shops here and there is a large market every Saturday.

Angel Courtyard is situated just off Lymington High Street behind The Angel Hotel and immediately adjacent to Tesco Metro and Edinburgh Woollen Mills. One of the towns main car parks is situated to the rear of the development ensuring a steady year round stream of custom visiting the Courtyard, Tesco and the High St.

It is a development of 5 original shops augmented a few years ago by the addition of a further eight units, several cottages and a number of quality flats. These premises comprise a ground floor retail unit, immediately opposite the coffee shop/delicatessen, and are to be refurbished by the landlord prior to letting.

RATES

RV £ 9900 (2010 listing)

Interested parties should make their own enquiries of New Forest District Council.



ACCOMMODATION

Front retail -	255 sq ft
Middle retail -	122 sq ft
Rear storage area -	47 sq ft
Large WC and dustbin store	

Total net area - 424 sq ft

TERMS

Available to let on a new lease for a term to be agreed.

RENT

£10000 pa exclusive of service charge, rates and VAT if applicable.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

By appointment through the sole agents Osmond Brookes 023 8000 2020

Contact Jeremy Braybrooke

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