



**16 Station Road, New Milton, Hampshire, BH25 6JX.**

**£145,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton, Hampshire,  
BH25 6DQ.  
01425 625 500





**16 Station Road, New Milton, Hampshire, BH25 6JX.**

**£145,000**

FREEHOLD INVESTMENT FOR SALE - Spacious Office/Retail shop located on the main Station Road High Street with Tenant (Jem Fabrics Limited) with balance of 15 year lease. Business not for sale.



## SHOP UNIT

Mid terraced ground floor retail premises comprising a main sales area, Kitchen and dual WCs with wash hand basin are located to the rear of the premises. The premises are carpeted throughout and benefit from storage basement and a suspended ceiling with recessed lighting.

## LEASE

The current occupiers have a 15 year full repairing and insuring lease at a rental of £12,960 per annum. Next rent review will be August 2026 but is capped at 4%. Current lease expires 1st September 2032.

## ENTRANCE

Via double sliding doors and disability ramp provide access to:

## SHOW ROOM (19' 0" X 30' 9" MAX) OR (5.78M X 9.38M MAX)

Narrows to 6.58m with suspended ceiling and CAT 2 lighting with large glass window to High Street. Numerous power points. Air conditioning which provides heating and cooling. Window to rear, large basement located below shop accessed by floor hatch.

## OFFICE (11' 11" X 12' 5") OR (3.63M X 3.79M)

Double glazed window to rear/side, suspended ceiling and CAT 2 lighting. Numerous power points and network points, Air conditioning.

## KITCHEN (12' 5" X 6' 11") OR (3.78M X 2.11M)

Electric wall heater, single drainer stainless steel sink unit (h & c) with separate Hydroboil instant hot water heater. Fixed shelving for files. Fire Exit access. Meter storage cupboard, door to:

## CLOAKROOM

Male and Female Cloakrooms with low flush WCs with one wash hand basin.

## VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## RATEABLE VALUE

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Current rateable value (1 April 2023 to present)  
£10,750

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## LOCATION

The premises are located within New Miltons main shopping thoroughfare of Station Road where numerous multiple retailers are represented including BOOTS, SUPERDRUG, NEW LOOK, MORRISONS, SUBWAY and COSTA COFFEE together with branches of the major banks. There is one hour roadside parking near the property and a main council owned car park nearly opposite in Osborne Road.

## FLOOR PLAN

All measurements wall doors windows fittings and appliances their sizes and location are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, or Ross Nicholas & Company.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights towards the Station and No. 16 will be found on the left almost opposite Lloyds Bank.

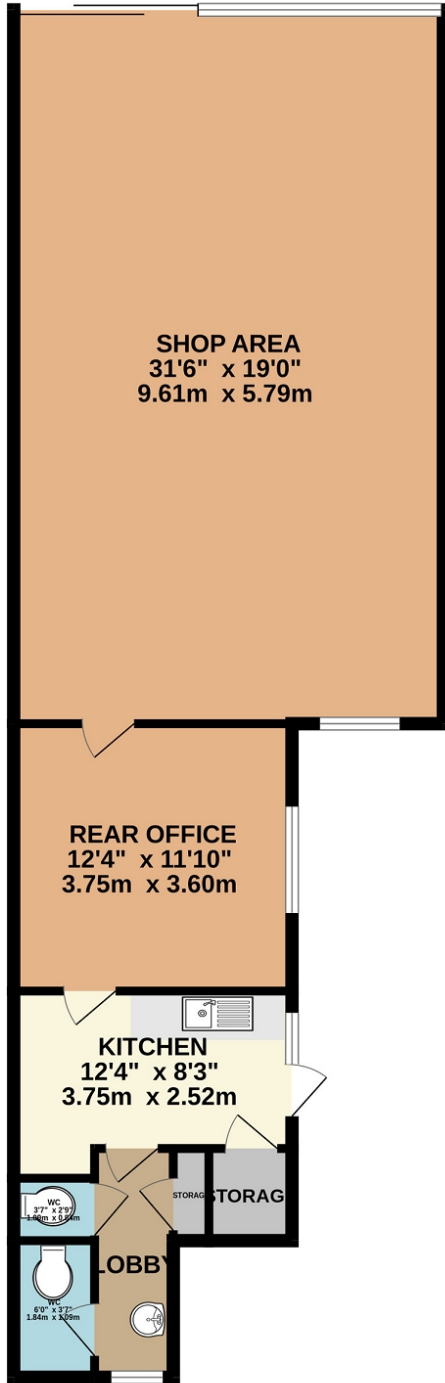
## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and, therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## TENURE

The resale tenure for this property is Freehold.

GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.



ROSS NICHOLAS AND COMPANY 01425 625500

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.