



33 Station Road, New Milton, Hampshire. BH25 6HR

£250,000



Ross Nicholas & Company Limited
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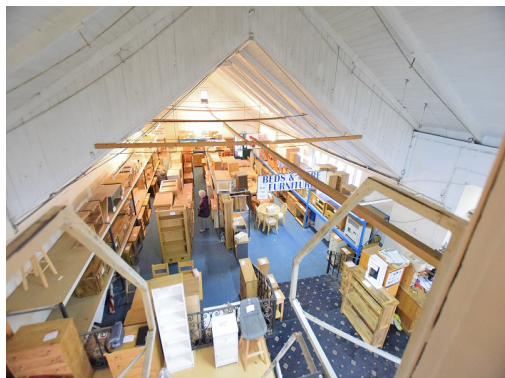




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A superb opportunity to purchase a centrally located shop unit of around 4000 sq ft now in need of aspects of modernisation and improvement. The property benefits from generous retail space and lots of storage across three levels and could lend itself to future development subject to any necessary permissions. Additionally there is a large yard and car park to the rear making this a very versatile prospect.



ENTRANCE

The premises are accessed from New Milton High street via a set of double doors with two large bay windows adjacent. There is an elevated display and retail area here with stairs then leading down to the main shop itself.

KITCHEN

accessed from the lower part of the shop via a small internal hallway. The Kitchen benefits from a small area of work surface, power and a sink unit. Ceiling light point overhead and small window to rear. The Kitchen would benefit from refurbishment.

REAR LOBBY

Giving access from the shop to the rear car park via a set of double doors

STORE ROOM

Currently used as a further display area with a sliding door to the car park for loading. Brick built under an Asbestos panel roof. Small Cloakroom with shower cubicle also.

OFFICE

Situated off the rear store and has a window to the rear, ceiling light point and power.

FIRST FLOOR LANDING

Accessed via a metal ladder from the elevated part of the shop premises and leading to four further storage rooms with light points, power points and windows to the front. A loft ladder then leads up to the:

LOFT ROOM

A large storage area with window to the front and access into the eaves for additional storage.

CAR PARKING

Situated to the rear of the premises and accessed via a gravel track from Osborne Road and providing parking for several vehicles.

BUSINESS RATES

the current Business rates valuation is £13,900 but is forecast to be revised down to £11,500 in April 2023. Business rates are currently payable at 51.2p in the £ or 49.9p in the £ if you qualify as a small business. Small Business Rate Relief may reduce these costs further if the qualifying criteria is met.

DIRECTIONAL NOTE

From our office in New Milton turn left at the Traffic Lights and head up the High Street. The property will be found opposite the Train Station.

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.

EPC RATING

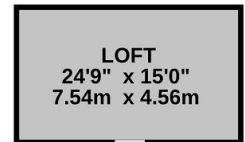
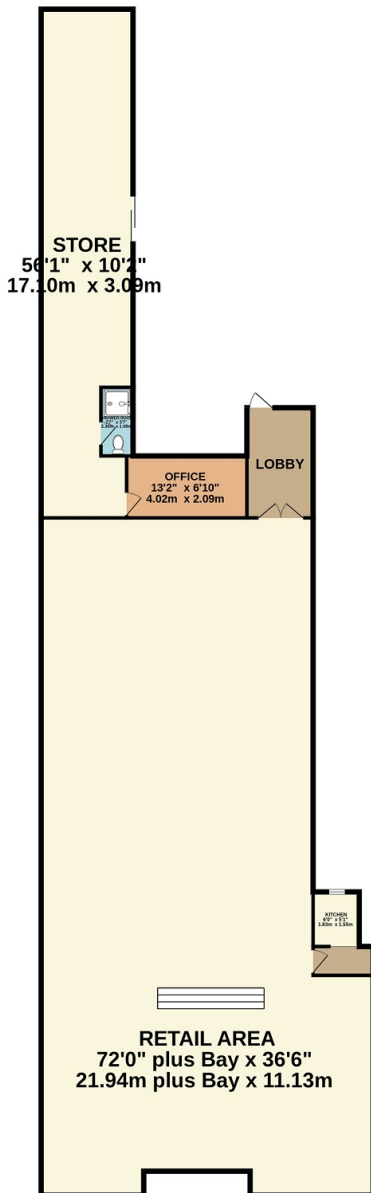
The EPC rating for this property is TBC



GROUND FLOOR
3161 sq.ft. (293.7 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.

2ND FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 4001 sq.ft. (371.7 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.
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