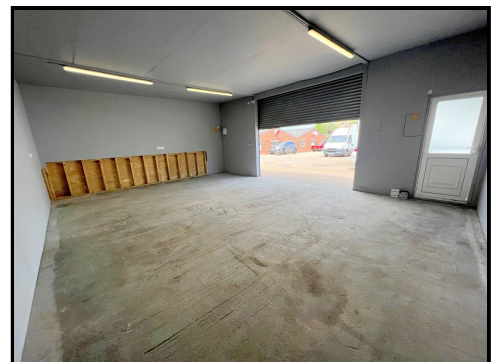




Unit 2a Bridge Road, Lymington, Hampshire. SO41 9BY

£800 Monthly



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

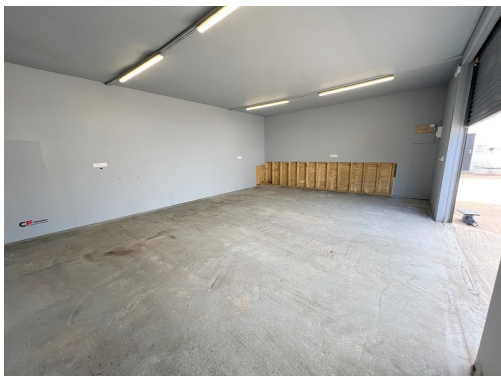




Unit 2a Bridge Road, Lymington, Hampshire. SO41 9BY

£800 Monthly

A secure LOCK-UP UNIT OFFERING approximately 485 sq ft in central Lymington to rent accessed via electric roller doors and situated within easy reach of Lymington High Street and Railway. Ideal for a start-up business or as a lockup. 12 month minimum term.



UNIT (25' 7" X 19' 0") OR (7.79M X 5.78M)

Electric roller door provides access to a secure lock-up or storage unit with ceiling strip lights, power points, allocated parking, outside water tap and electrics. Approximately 485 square feet.

TENURE

A new lease with terms to be negotiated at a rental of £800.00 plus vat

Rent reviews on a yearly basis unless agreed otherwise.

A one month rent deposit is to be held throughout the duration of the term.

LEGAL FEES INVOLVED

The incoming tenant will be responsible for their own legal fees.

BUSINESS RATES

Due to the size of this unit you are likely be allowed small business rate relief as the property's rateable value is less than £15,000. Currently (August 2019) you will not pay business rates on a property with a rateable value of £12,000 or less.

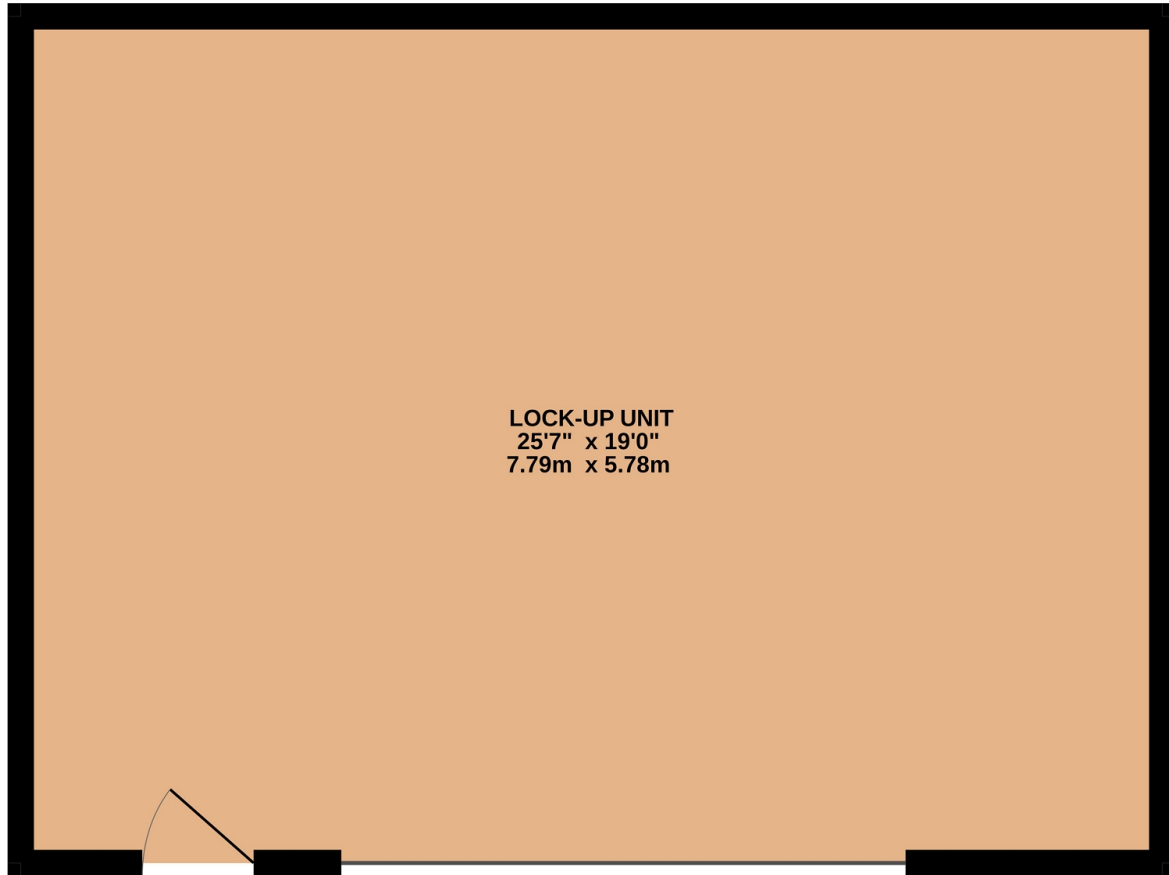
PLEASE NOTE

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.

DIRECTIONAL NOTE

From our Office in New Milton continue down Old Milton Road until reaching the junction with A337 and turn left. Follow the road through Everton and then Pennington which leads to Lymington. Proceed down the main hill through the shopping centre and bear left at the end. Continue on and take the first turning right and Bridge Road will be found on the right. The unit is located behind Cross Fit Gym.

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 485 sq.ft. (45.0 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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