

FOR SALE

THREE-STOREY RETAIL UNIT

£650,000

2,395 sq.ft
(222.5 sq.m)



M

71 HIGH STREET

Lymington
Hampshire
SO41 9AL

M M[®]Core
LCP UK

02072
335255

lcpgroup.co.uk



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71 HIGH STREET



LOCATION

This three-storey retail unit is located in the heart of Lymington High Street, providing easy access to a vibrant community with diverse speciality shops, dining options, and a significant retail presence. The area is well-connected, offering convenient access to key junctions for smooth travel to nearby locations.

AREAS

Ground Floor	1,209 sq.ft	(112.3 sq.m)
First Floor	563 sq.ft	(52.3 sq.m)
Second Floor	623 sq.ft	(57.8 sq.m)
TOTAL	2,395 sq.ft	(222.5 sq.m)

TENANCY SCHEDULE

Unit	Occupied/ Vacant	Start Date	Term (Yrs)	End Date	Rent (£)	Area (Sq.ft)	Comments
71	Specsavers	01-07-24	5	30-06-29	£45,000	2,395	Break Option: Year 3

PRICE

£650,000

TENURE

Freehold

ENERGY PERFORMANCE

Further information available upon request

LEGAL COSTS

Each party is responsible for their own legal costs



71 HIGH STREET



Viewing

Strictly via prior appointment with the appointed agent



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**Average data taken from research carried out between 7th to 19th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre. 25-02-2018 FEB2018