



The White House, 170 Magna Road
Canford Magna, Wimborne, Dorset BH21 3AP

01202 558 262
cowlingandwest.co.uk

Ref: R.10377

PRIME SHOP PREMISES

with self-contained
Maisonette

FOR SALE

Price Reduction



**102 Station Road
New Milton
Hampshire
BH25 6LQ**



LOCATION

New Milton is a busy Hampshire coastal town on the southern edge of the New Forest National Park. It is located approximately 12 miles to the east of Bournemouth, 15 miles to the south-west of Southampton and 6 miles west of Lymington.

The property occupies an excellent trading position in the centre of New Milton with nearby occupiers including Boots, Superdrug, Bradbeers Department Store, and a range of other multiple and independent retail stores.

One of the town's principal shopping car parks is situated at the rear of the property with access from Ashley Road and Elm Avenue.

DESCRIPTION

The property comprises a ground floor retail unit together with a cloakroom and two WC's at the rear. A rear door provides access to a small yard/parking area and loading. The front retail area benefits from a suspended ceiling with recessed lighting and a wooden floor.

The self-contained residential unit is accessed from the rear via an open metal staircase. The accommodation is laid out over two floors and provides living areas together with three bedrooms.

The upper floor accommodation is in need of refurbishment.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Ground floor Retail Unit

Net frontage	-	18ft 3"
Built depth	-	75ft
Net ground floor area		1,083 sq. ft.

Residential Unit

First floor – kitchen, dining area, lounge, bedroom 1, bathroom and separate WC

Second floor – 2x bedrooms



TENURE

The property is available for sale freehold with vacant possession at offers in excess of **£300,000 exclusive**.

VAT

We understand that the property is elected for VAT and therefore the sale price will be subject to VAT.

BUSINESS RATES

According to the VOA website the assessment for the shop is stated as £14,500.

According to the VOA website the assessment for the residential unit is council tax Band B.

ENERGY PERFORMANCE

The shop has an Energy Performance Asset rating of C(56).

The residential unit has an Energy Performance Efficiency Rating of D (57).

COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

VIEWING

Strictly by appointment through the sole agent:-

**Cowling & West
White House
170 Magna Road
Canford Magna
Wimborne
BH21 3AP**

Tel: (01202) 558262

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant/purchaser once terms have been agreed.

