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HIGH STREET LYMINGTON **PRIME SHOP TO LET** **APPROX 984 SQ FT** **EXTRA WIDE FRONTAGE**

**127-128 HIGH STREET
LYMINGTON SO41 9AQ**

LOCATION & DESCRIPTION

These premises occupy a prime position in Lymington High Street, in the vicinity of other traders such as Joules, Crew Clothing, Saltrock, Henri Lloyd and Caffè Nero, and there is a busy Saturday market on the High St every week.

In a Grade II listed building, the premises comprise the ground floor and have an extra wide frontage giving great visibility. There is an excellent WC installed and possible pedestrian rear access.

ACCOMMODATION

| | |
|---------------------------|------------------|
| Internal width | 27' 9" |
| Shop depth | 47' 6" |
| Net sales | 984 sq ft |
| Storage (4' 10" headroom) | 65 sq ft |
| WC | |
| Rear Access | |



TERMS

Available to let on a new FRI lease for a term to be agreed at a rent of £35,000 pa exclusive of rates.

RATES

RV £33250 The draft valuation for April 2017 is £34250

EPC

C - 58



VIEWING

By appointment with the sole letting agents –

Osmond Brookes 023 8000 2020

Contact Jeremy Braybrooke

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