LYNDHURST HIGH ST
FOR SALE FREEHOLD
SHOP & FLAT
GROUND FLOOR 683 SQ FT
52 HIGH STREET
LYNDHURST SO43 7BG

LOCATION & DESCRIPTION

Offering a wide variety of local retail shopping, tea and coffee shops, including Costa, and restaurants including Prezzo, Lyndhurst is an attractive market town, generally regarded as the capital of the New Forest. and the town benefits from a huge number of tourists visiting the area throughout the year.

The property comprises a freehold, terraced, retail unit on the main High Street, opposite Meridian Modena Car Sales. Currently a florist, our client is retiring, selling an attractive property providing sales on the ground floor, rear access and a parking space. There is a *delightful* 2 bed flat on first & second floors that could be made to be self-contained.

ACCOMMODATION

Ground floor shop

Internal width, front	15' 9"
Shop depth	33' 10"

Ground floor sales	**452 sq ft**

Kitchen & store	231 sq ft
WC with washbasin	

One parking space to the rear

FIRST FLOOR

Bedroom 2 – 9' 10 x 7' 10 Separate WC

Kitchen with range of modern fitted appliances, cupboards and worktops. Door to roof terrace.

Living Room - 15' 1 x 12'5 plus bay

SECOND FLOOR Roof storage

Bedroom 1 - 15' 8 x 10'9, eaves storage

Bathroom - tiled walls, with shower enclosure, washbasin and WC. Area over stairs for washing machine and tumble dryer.

TERMS

For sale freehold at an asking price of £345,000

EPC Rating: Under preparation

RATES

Shop -RV £13,000. Flat - Council Tax Band A.

VIEWING

Strictly by appointment with the sole agents –

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