# FOR SALE

THREE-STOREY RETAIL UNIT

£650,000







Lymington Hampshire **SO419AL** 



# M

## 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**

Second Floor	623 sq.ft	(57.8 sq.m)
First Floor	563 sq.ft	(52.3 sq.m)
Ground Floor	1,209 sq.ft	(112.3 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**

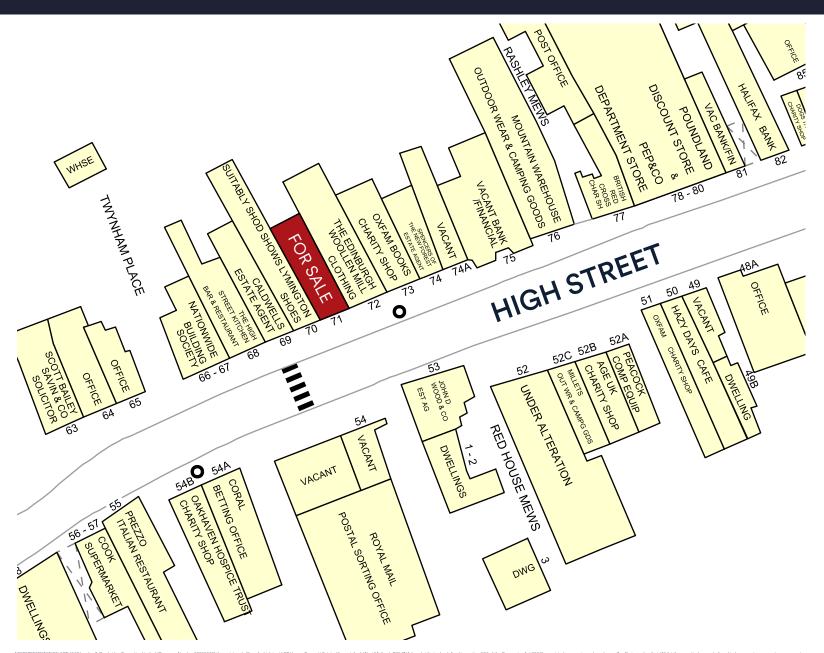
Further information available upon request

#### **LEGAL COSTS**

Each party is responsible for their own legal costs

### 71 HIGH STREET





#### Viewing

Strictly via prior appointment with the appointed agent





**Charlie Sankey** 

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