

New Milton - 29 Station Road, Hampshire BH25 6HR
Freehold Vacant Retail & with Redevelopment Potential



BLUE ALPINE

PROPERTY CONSULTANTS



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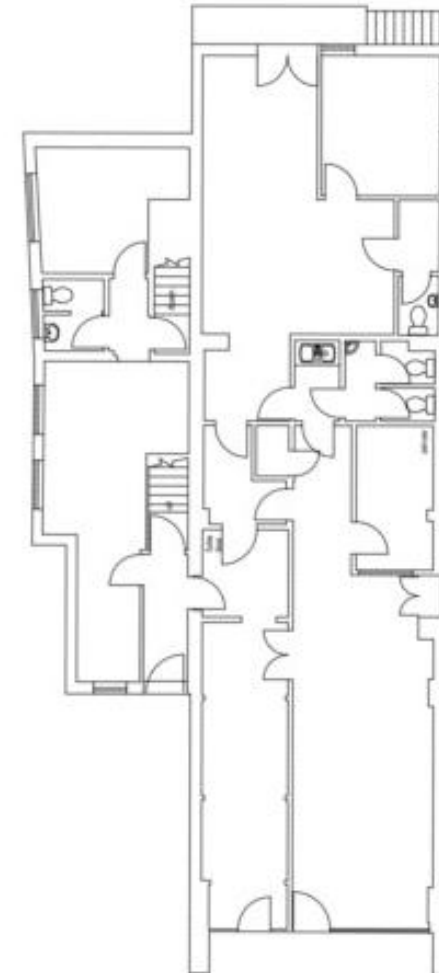


Investment Consideration:

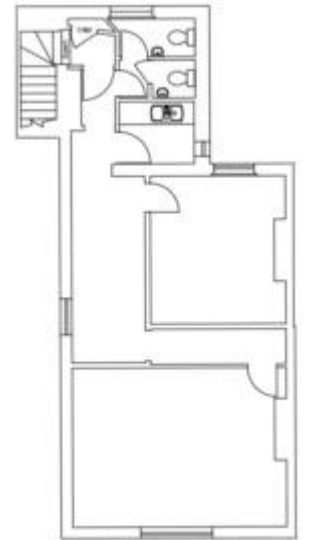
- Purchase Price: £295,000
- Vacant possession
- ERV: £29,400 p.a. GIY: 9.97%
- VAT is NOT applicable to this property
- Comprises commercial premises arranged over ground, lower ground and first floor
- Property benefits from parking at rear
- Redevelopment potential, subject to planning
- Located opposite New Milton Train Station providing direct rail connections to Bournemouth, Southampton and London
- Occupiers close by include Morrisons, Domino's, Boots and M&S Food.



Lower Ground Floor



Ground Floor



First Floor

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Property Description:

The ground floor comprises a large front showroom with prominent display frontage, office, lobby, kitchen, storage room and ancillary accommodation, together with a substantial rear staff room and additional office space. The lower ground floor provides further useful storage and ancillary space. The first floor includes 2 large rooms, kitchen and wc, providing the following accommodation and dimensions:

Ground Floor: 155.7 sq m (1,676 sq ft)

Open plan retail, office, staff room, storage, kitchen, wc

Lower Ground Floor: 142.9 sq m (1,538 sq ft)

Ancillary, storage

First Floor: 70 sq m (753 sq ft)

2 large rooms, kitchen, wc

Total GIA: 368.6 sq m (3,967 sq ft)

Tenancy:

The entire property is at present vacant. ERV: £29,400 p.a.



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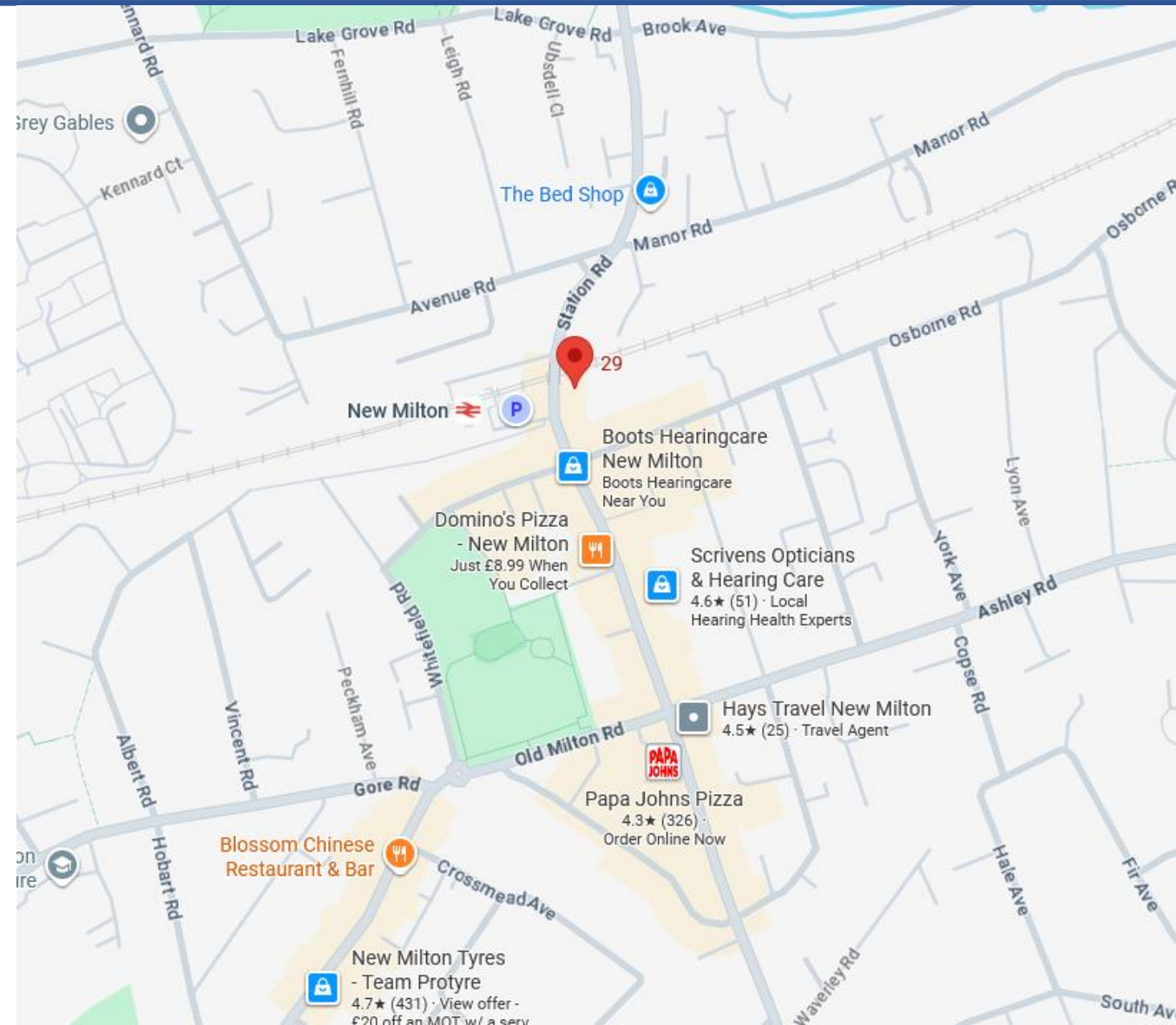
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Location:

Situated on the highly sought-after Station Road, this prominent property benefits from strong pedestrian footfall, excellent visibility, and immediate access to national retailers including Morrisons, Domino's, Boots, Superdrug and M&S Food, making it an ideal location for a wide range of commercial occupiers. New Milton station is situated opposite the property, providing direct rail connections to Bournemouth, Southampton and London Waterloo, further enhancing the property's appeal for both customers and staff.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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