

New Milton - 29 Station Road, Hampshire BH25 6HR
Two-Storey Retail Building to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



New Milton - 29 Station Road, Hampshire BH25 6HR

Two-Storey Retail Building to Rent



Property Features:

- Comprises retail premises arranged over ground and first floor
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Located opposite New Milton Train Station providing direct rail connections to Bournemouth, Southampton and London Waterloo
- Occupiers close by include Morrisons, Domino's, Boots and M&S Food.

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 first floor includes 2 large rooms, kitchen and wc, providing the following accommodation and dimensions:

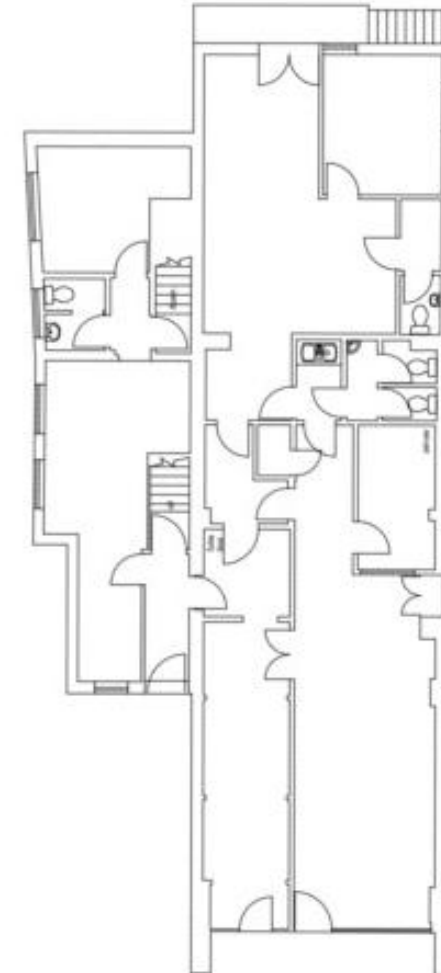
Ground Floor: 155.7 sq m (1,676 sq ft)

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

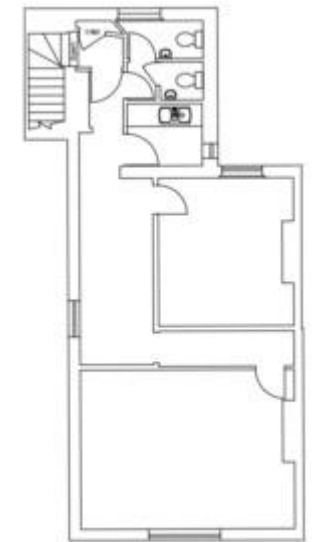
First Floor: 70 sq m (753 sq ft)

2 large rooms, kitchen, wc

Total GIA: 225.70 sq m (2,429 sq ft)



Ground Floor



First Floor

New Milton - 29 Station Road, Hampshire BH25 6HR

Two-Storey Retail Building to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £450 per week (PCM: £1,950)

Deposit: £5,850 (3 Months)

Rateable Value:

Rateable Value - £11,000 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



New Milton - 29 Station Road, Hampshire BH25 6HR

Two-Storey Retail Building to Rent



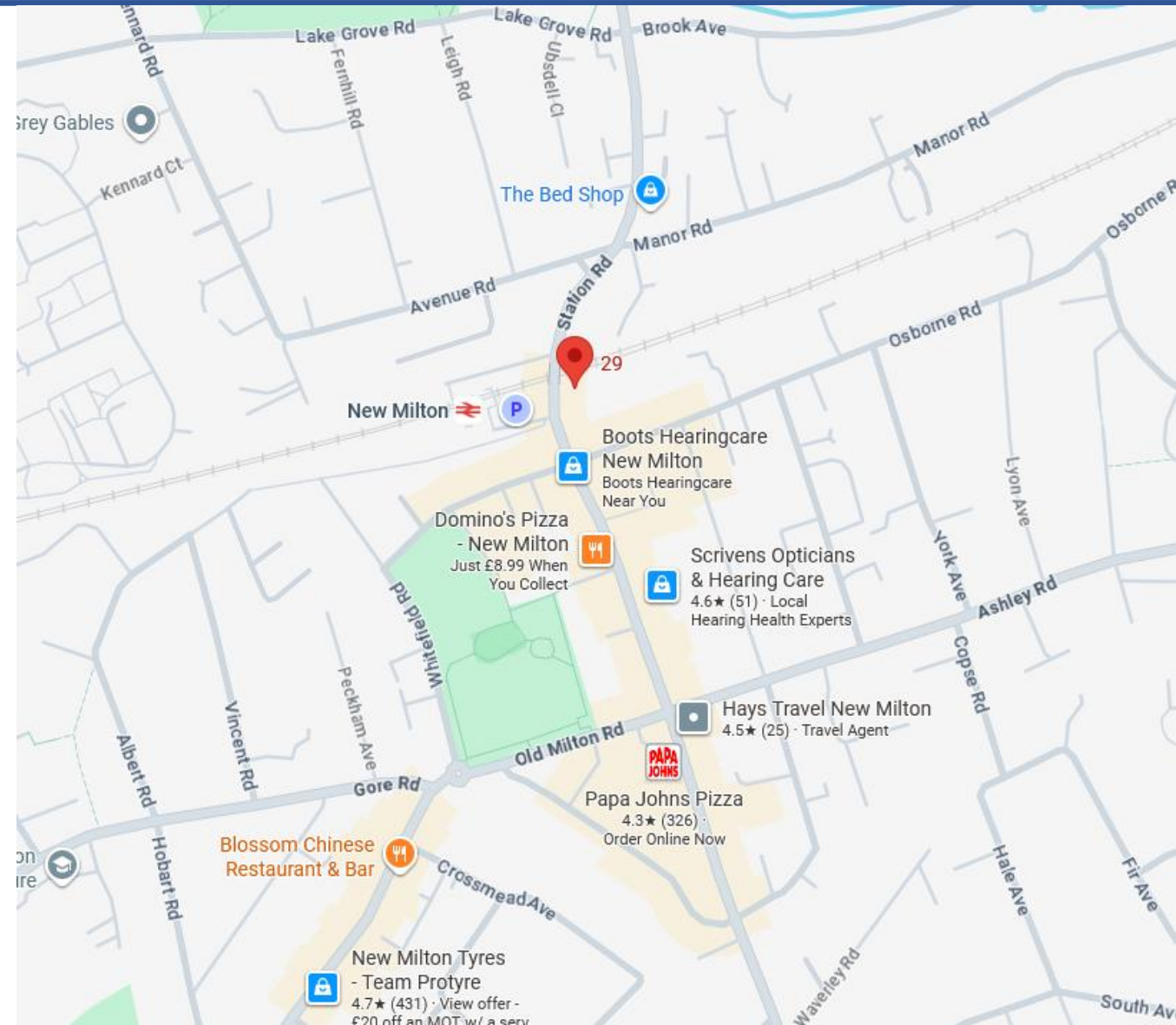
New Milton - 29 Station Road, Hampshire BH25 6HR

Two-Storey Retail Building to Rent



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.



New Milton - 29 Station Road, Hampshire BH25 6HR

Two-Storey Retail Building to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS