



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



LOCK UP SHOP WITH FORECOURT TO LET

NEW LEASE £10,500

📍 **343 LYMINGTON ROAD, HIGHCLIFFE,
CHRISTCHURCH, BH23 5EG**



KEY FEATURES

- All uses considered
- Total floor area: 530 sq.ft. (49.2 sq.m.)
- New lease

ARRANGE A VIEWING

✉ bhcommercial@ellis-partners.co.uk

☎ 01202 551821

SITUATION & DESCRIPTION

A main road shop premises situated in the heart of Highcliffe close to a variety of local traders and branches of Tesco Express, Co-op, Corals and others.

ACCOMMODATION

Width 14'01" (4.3m)

Depth 28'05" (8.6m)

Total Floor Area: 397 sq.ft. (36.98 sq.m.) approx.

Rear Store:

Width 11'9" (3.6m)

Depth 8'2" (2.5m)

Total floor area: 97 sq.ft. (9 sq.m.)

Outside

Full width forecourt — suitable for display/sales/seating

EPC RATING -

E-123

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £8,400

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £10,500 per annum

Once terms for letting have been agreed, the prospective tenant(s) will be required to make a one-off, non-refundable applicant charge of £700 plus VAT. This fee typically contributes towards the preparation of the lease documents.

As we are legally obliged to carry out anti-money laundering checks on all parties this will also require a £30 plus VAT fee

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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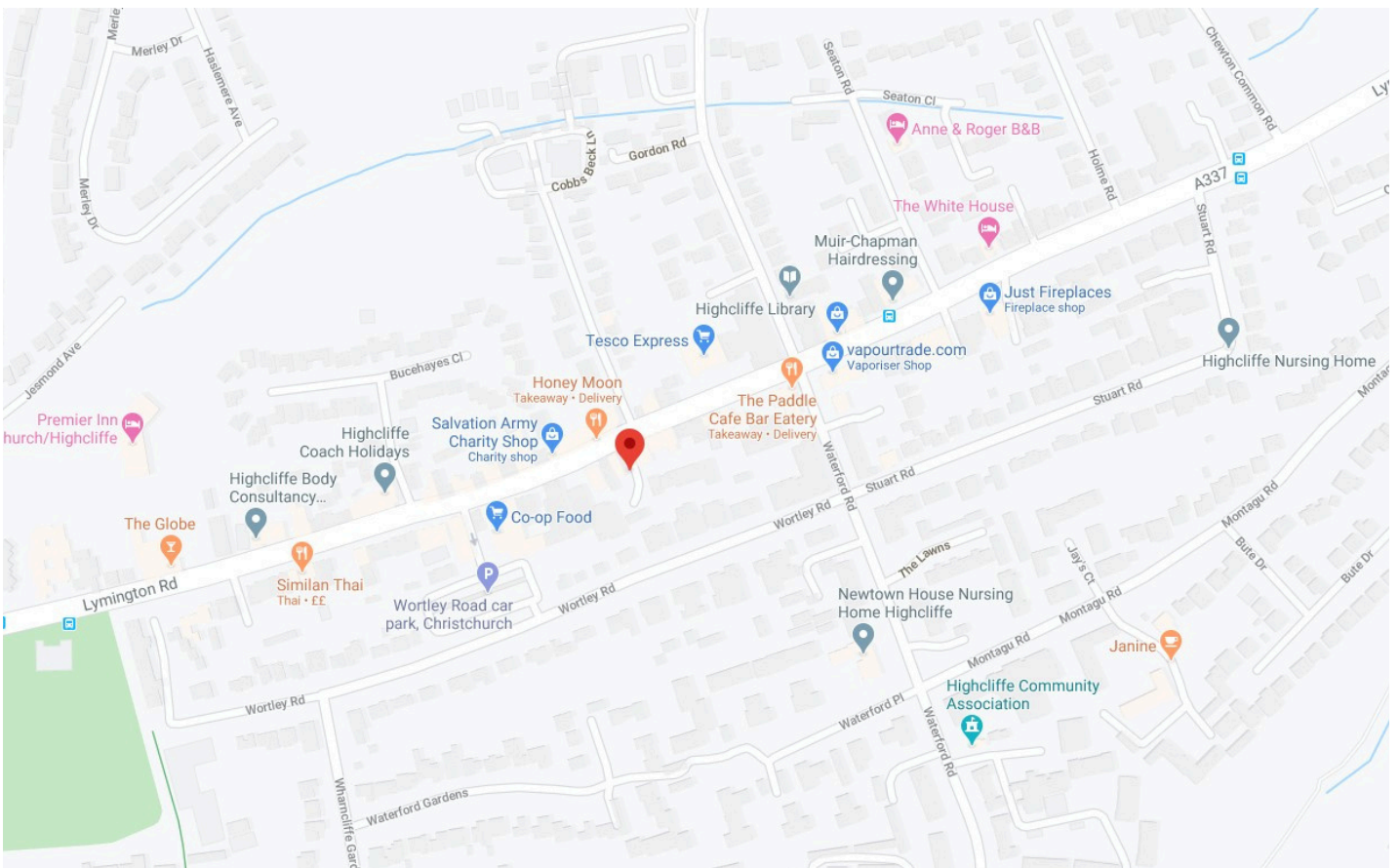
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MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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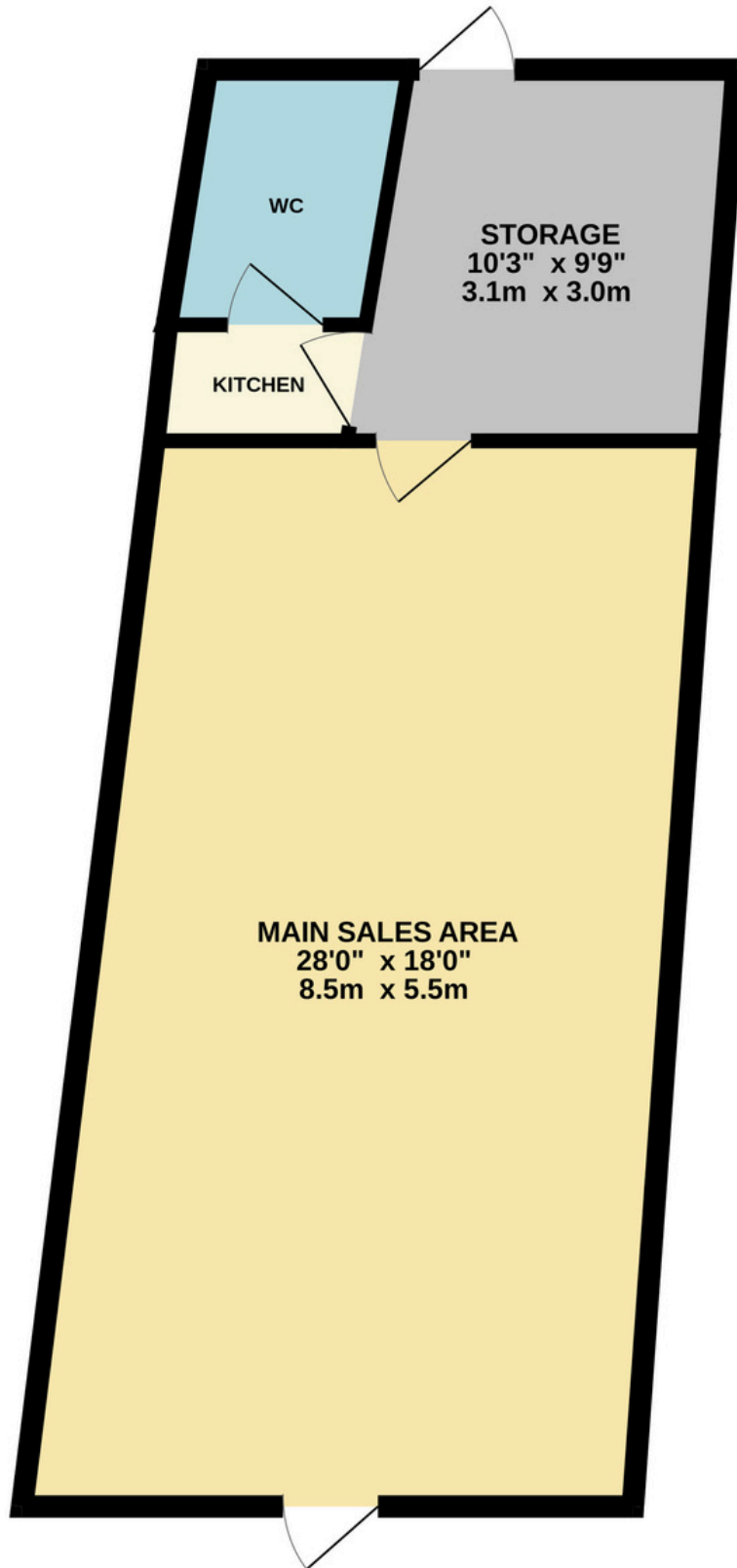
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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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