



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



## LOCK UP SHOP/OFFICE TO LET

NEW LEASE at £9,600 p.a. (inclusive of service charge and buildings insurance)

📍 416-418 LYMINGTON ROAD, HIGHCLIFFE, CHRISTCHURCH BH23 5HE



Available June 2026

### KEY FEATURES

- Open plan sales area with kitchenette and cloakroom
- Single parking space in front
- Ground floor area: 350 sq.ft. (32.5 sq.m.) approx.

### ARRANGE A VIEWING

✉ [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk) ☎ 01202 551821

## SITUATION & DESCRIPTION

Lymington Road is a busy and popular secondary shopping area catering for the affluent surrounding residential areas of Highcliffe and Walkford and to a lesser degree Mundeford and Barton on Sea. The commercial centre of Highcliffe is approximately 10 miles east of Bournemouth Town Centre and 4 miles east of Christchurch Town Centre.

Lymington Road is predominantly occupied by local and specialist traders although anchored by a Tesco Express convenience store

The subject premises comprises a single fronted lock up shop / office with a single parking space in front. The accommodation is an open plan sales area with kitchenette and cloakroom. The shop has a Suspended ceiling and lighting and electric sockets throughout

## ACCOMMODATION

Width 20'06" (6.25m)

Depth 21'00" (6.40m)

Gross Floor Area 350 sq.ft. (32.5 sq.m.) approx.

Single parking space in front of the shop

The residential tenants in the flats above have two parking spaces in front of the shop

## RATEABLE VALUE

Currently £5,300 (£5,500 with effect from April 2026)

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

## ARRANGE A VIEWING

## PLANNING

Any use within Use Class E would be considered but no catering uses

## EPC RATING -

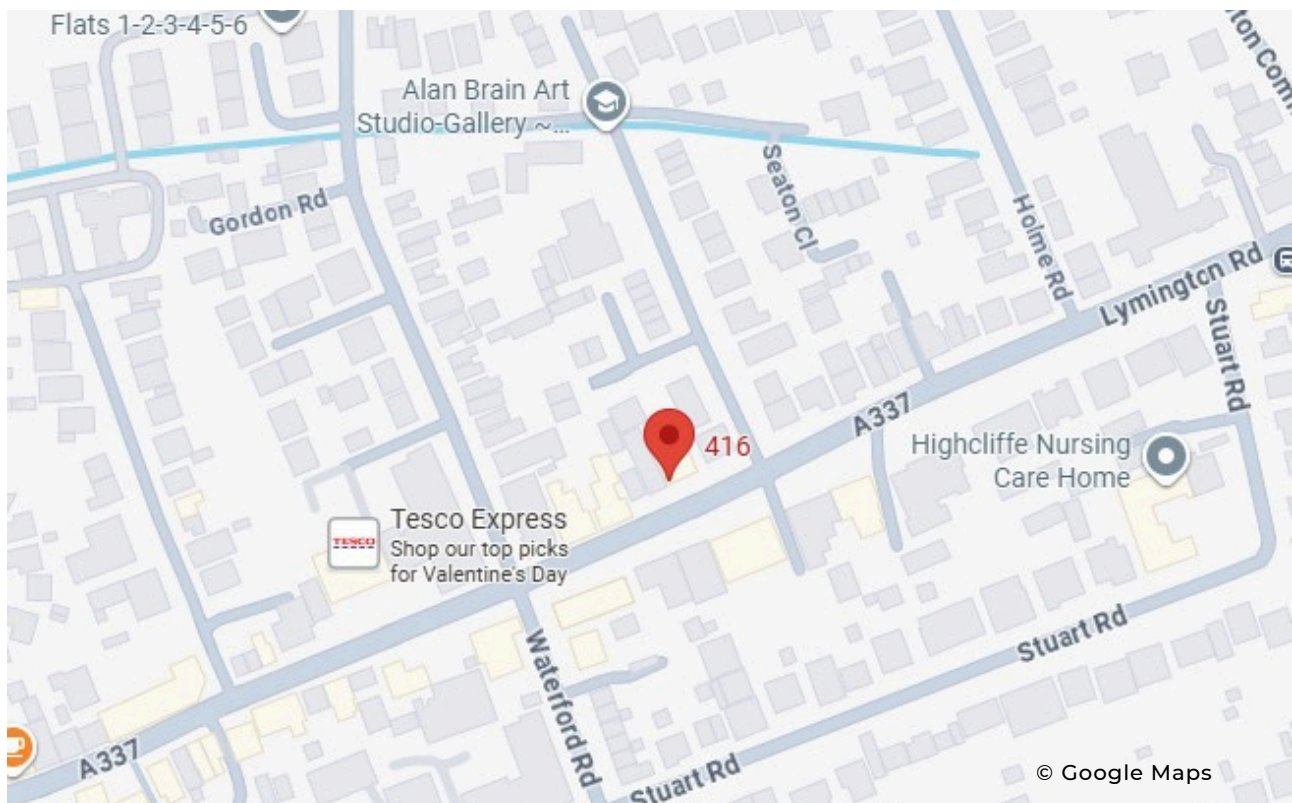
Rating B

## TENURE

The premises are available on a new lease with terms to be negotiated at a rental of £9,600 per annum. Rent is inclusive of service charge and buildings insurance.

Available from June 2026

## MAP LOCATION



## ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)

 01202 551821



## 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.