



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



LOCK UP SHOP UNIT TO LET

NEW LEASE £4,800 p.a.

📍 2a QUEEN STREET, LYMINGTON, HAMPSHIRE, SO41 9NH



KEY FEATURES

- Modern well presented accommodation
- Would ideally suit an office occupier but all uses considered
- Sales area: 260 sq.ft. (24 sq.m.)

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✉ bhcommercial@ellis-partners.co.uk

☎ 01202 551821

SITUATION & DESCRIPTION

The affluent market town of Lymington is situated on the southern edge of the New Forest National Park midway between Bournemouth and Southampton.

The prime retail shopping area is located within the High street where there is a broad mix of both local and national retailers that caters for both the local residents and the large influx of tourists to the town. If you continue along the High Street this becomes St Thomas Street. The A337 Queen Street is an established secondary trading position in the town which is located at the top of St Thomas Street and within easy walking distance to the Waitrose Supermarket.

The subject premises comprises a single front lock up shop comprising an open plan sales area with single cloakroom at the rear. The accommodation is well presented and would be ideal for a range of commercial uses.

ACCOMMODATION

Width	8'06"	(2.6m)
Depth	32'02"	(9.8m)
Sales Area	260 sq.ft.	(24 sq.m.) Approx
Cloakroom		

EPC RATING -

Rating D

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PLANNING

Currently being used as a Pilates studio which falls within Use Class E.. The property would be ideally suited for any other use within Use Class E including retail, office or medical.

No catering.

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £4,550 (previously £3,950)

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 £4,800 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

LEGAL FEES

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

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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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