

Church View House, Outlands Lane, Curdridge, Southampton, SO30 2HD

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**Commercial
Property Consultants**

SELF - CONTAINED TOWN CENTRE OFFICE SUITE - TO LET



**Located in prominent corner position opposite Waitrose | Close to public car parks
Fronting the pedestrianised High Street & The Marsh | Close to Costa Coffee
Close to weekly open air market, Hythe Library & on-street car parking
Occupiers close by include national and local retailers, post office & estate agents**

**First Floor Office Suite
19A, The Marsh,
Hythe, Southampton SO45 6AJ
Net internal area 475 ft² (44.13 m²)**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is situated in the centre of Hythe, the principal town located on the eastern side of The New Forest and on the western side of Southampton Water benefiting from a large residential catchment covering the whole of the Waterside parishes. Hythe benefits from a market each Tuesday close-by in The Marsh.

The property is located in a corner position opposite Waitrose, accessed from the pedestrianised High Street and also with frontage onto The Marsh which is the main road through the town centre where many retailers, estate agents, solicitors, restaurants and coffee shops are located. The property is close to Costa coffee and the Post Office and a short walking distance from the Lidl supermarket.

There is on-street car parking close by in The Marsh. Various public car parks serve the town centre, all of which are close-by.

Description

The property comprises a self-contained first floor office suite located above the estate agents, MM Sales and Lettings. The offices are arranged as 3 rooms with separate kitchen, carpeting, electric heating and LED lighting.



Business Rates

The VOA has the property assessed on the 2023 Rating list with a Rateable Value of £6,000.

The VOA has the property assessed on the draft 2026 Rating list with a Rateable Value of £5,800

Some occupiers may be able to benefit from small business rates relief and not pay rates. Prospective tenants should make enquiries direct of New Forest District Council to clarify the level of rates payable.

Energy Performance Certificate

The property has a recent energy performance asset rating of 70 (band C). A copy of the certificate is available for inspection.

Specification & Highlights

- **Prominent town centre location opposite Waitrose supermarket. Corner location fronting pedestrianised High Street and The Marsh**
- **Close to the weekly open air market in The Marsh**
- **Close to Costa Coffee, Post Office and other national and local retailers**
- **On street car parking in The Marsh and close to various town centre car parks**
- **EPC Band C**
- **Arranged as 3 rooms – electric heating & LED lighting**

Accommodation Summary

The accommodation has been measured on a net internal area basis, as follows:-

	m ²	ft ²
	Sq m	Sq Ft
3 Offices	38.65	416
Kitchen and store	5.49	59
WC		
TOTAL NIA	44.13	475

Lease Terms

The shop is available to let on a new internal repairing and insuring lease for a term to be agreed with a service charge in respect of the maintenance and decoration of the exterior.

Rent

£7,500 pa excl. Subject to contract

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

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