



**R/O Redcliffe Garden Centre Bashley Road New Milton Hampshire  
BH25 5RY**

**£3,995 Monthly**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





## R/O Redcliffe Garden Centre Bashley Road New Milton Hampshire. BH25 5RY

**£3,995 Monthly**

The unit offers 12500 square feet. Four roller shutter doors. The Unit could easily be split into two separate units with large yard/parking bay situated behind a busy Garden Centre in Bashley. Sizeable parking yard with space for portable storage units if required illuminated by outside floodlights.



## **DESCRIPTION (140' 6" X 89' 8") OR (42.82M X 27.33M)**

This detached industrial unit built approximately in 2012 has steel cladding outer elevations and steel clad roof with light panels. There are four roller shutter doors with additional personnel access doors. Internally there is a concrete floor with good internal eaves height due to the modern steel frame construction. The unit has power and water with a cesspit tank system nearby for drainage. Outside the unit has a sizeable parking area which is well lit with floodlights the current tenants (who are relocating out of the area) also have additional Portakabins or modular building in this area as well as toilet facilities due to the size of this area.

## **TERMS**

A new full repairing lease with terms to be negotiated at a rental of £47950 per annum (Plus VAT) plus buildings insurance and business rates.

Upwardly rent reviews on a 3-yearly basis open X market rent reviews.

## **USE**

We believe this unit has an agricultural tie which was put in place as a planning condition to ensure that the unit could only be occupied by someone who is connected to agriculture or forestry. Please investigate with New Forest District Council if you wish to use the unit for addition use or purpose.

## **LEGAL FEES INVOLVED**

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

## **BUSINESS RATES**

Current rateable value (1 April 2017 to present) £35250. This rateable value is used to calculate your rates bill. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## **COMMERCIAL EPC**

We are waiting for the energy performance rating. The full Energy Performance Certificate and Recommendations Report will be available on request.

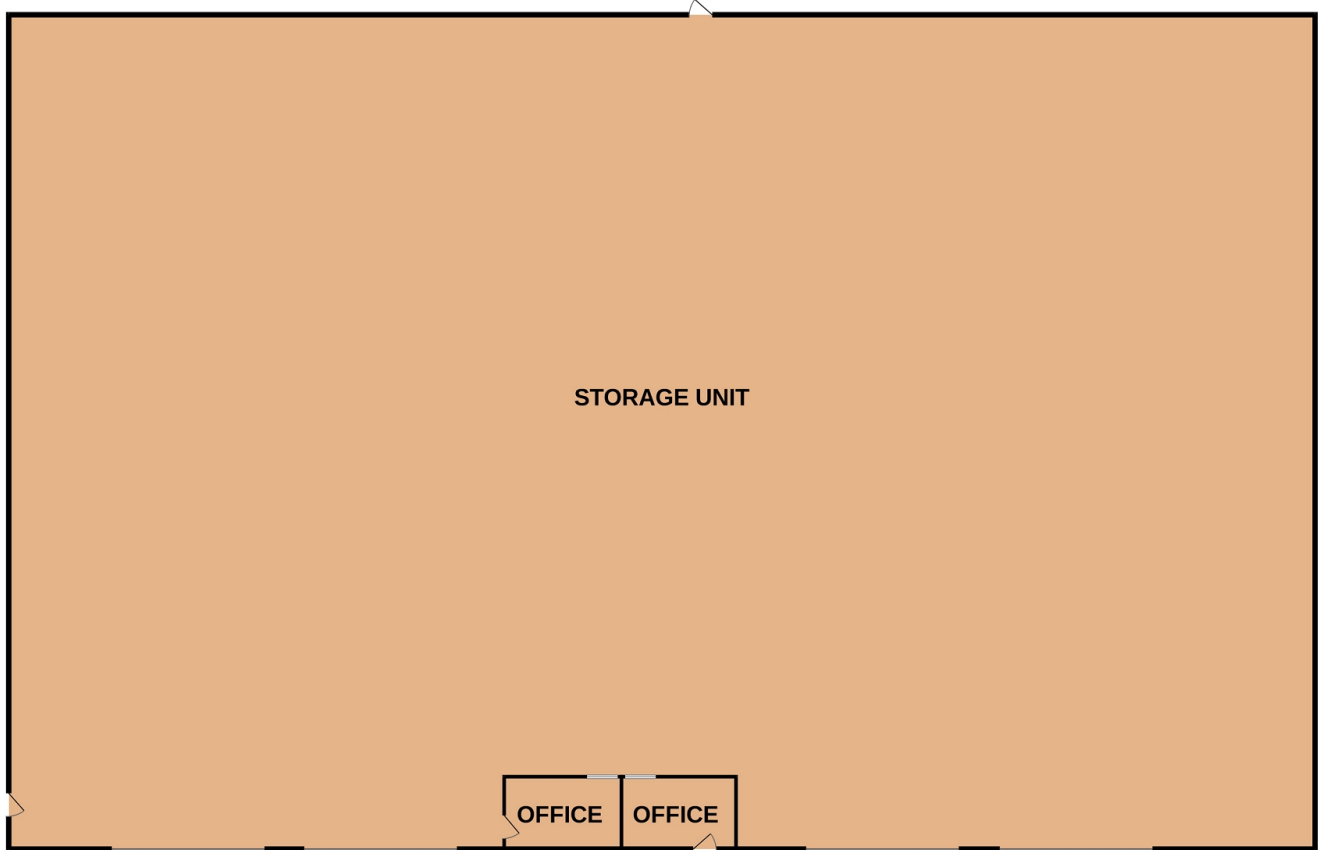
## **AGENTS NOTE**

In accordance with Anti-Money Laundering requirements two forms of identification will be required from the purchase or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

GROUND FLOOR  
12590 sq.ft. (1169.7 sq.m.) approx.



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TOTAL FLOOR AREA : 12590 sq.ft. (1169.7 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.