



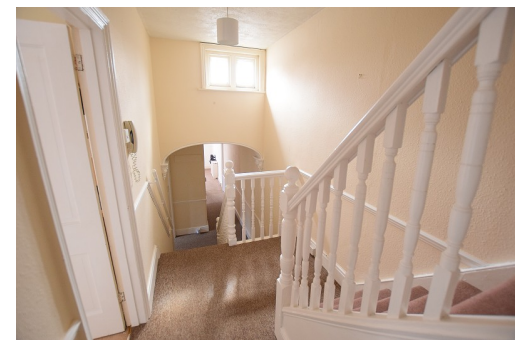
35 and 35a Station Road, New Milton, Hampshire, BH25 6HR.

Offers In Region Of £400,000



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





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CASH BUYERS ONLY - A prominent vacant High Street Shop unit with flat above and a tenanted commercial garage/workshop with a 7 year lease. The unit is situated close to New Milton mainline train station and the flat consists of three bedrooms, spacious sitting room, kitchen and shower room.



ENTRANCE

Part brick and part aluminium glazed shop front provides an impressive window display overlooking Station Road directly opposite the entrance to New Milton Railway Station. Fantastic for passing trade, decent shop fascia and aluminium front door provides access to:

SHOP UNIT (22' 7" x 17' 4") or (6.88m x 5.28m)

Numerous light points, power points, Dimplex storage heater, telephone points and two openings provide access to rear Store Room/Cloakroom

STORE ROOM (10' 8" x 12' 9") or (3.26m x 3.88m)

Light, access to electric meter and safety trip consumer unit, glazed window overlooking rear aspect. Sink with cold water supply and separate water heater above, range of fitted shelving, dis-used chimney and door provides access to:

REAR LOBBY (5' 0" x 3' 0") or (1.52m x 0.91m)

Door providing rear access to shop unit, ceiling light, glazed window above door and door provides access to:

CLOAKROOM (5' 10" x 3' 0") or (1.77m x 0.91m)

Ceiling light point, ceiling extractor, low level WC, wall mounted wash hand basin, electric heat store water heater.

OUTSIDE

Outside driveway provides off road parking for numerous vehicles and in turn provides access to the Ground Floor entrance door which benefits from ceiling light, smoke detector and staircase provides access to mini landing providing access to two storage cupboards with light above and half turn staircase provides access to first floor landing.

FIRST FLOOR LANDING (20' 3" x 3' 0") or (6.16m x 0.92m)

Smoke detector, ceiling light point, power points, radiator with independent thermostat and door provides access to:

BEDROOM 1 (13' 1" x 12' 7") or (3.98m x 3.83m)

UPVC double glazed sash window overlooking an Easterly aspect towards New Milton Water Tower, radiator, power points, door provides access to walk-in storage cupboard with light and fitted shelving and hanging space.

BEDROOM 2 (9' 5" x 9' 8") or (2.88m x 2.95m)

Ceiling light point, UPVC double glazed sash window facing side aspect (North) radiator beneath, power points, double opening doors provide access to storage cupboard.

SHOWER ROOM (6' 10" x 5' 2") or (2.08m x 1.58m)

Enclosed ceiling light, access to loft via hatch. Opaque UPVC double glazed sash window facing side aspect. White suite comprising low level WC, shower cubicle with electric Mira Sports shower, wash hand basin with hot and cold tap and vanity unit beneath. Wall mounted Heat Store convactor heater, heated towel rail, tiling to full height in shower cubicle area and half height to remainder.

2ND FLOOR LANDING (10' 7" x 5' 7") or (3.23m x 1.71m)

Smoke detector, ceiling light, wall mounted central heating thermostat, door provides access to under stairs storage cupboard, power points, glazed window facing rear aspect.

KITCHEN (12' 10" x 10' 10") or (3.90m x 3.30m)

Ceiling strip light, UPVC double glazed sash window facing rear aspect overlooking the driveway. Range of eye level and floor mounted kitchen units with laminated wood grain effect roll top work surfaces with stainless steel sink with single drainer with swan necked mixer tap, fitted Beko four ring ceramic hob, single oven beneath, filter hood above, wall mounted Worcester combination gas fired central heating boiler, radiator with independent thermostat, space for breakfast table, numerous power points, space and plumbing for automatic washing machine and tumble dryer.

SITTING ROOM (18' 10" x 15' 7") or (5.74m x 4.75m)

Coved and smooth finished ceiling, two ceiling light points. UPVC double glazed window facing Station Road with views over New Milton Railway Station. Double panelled radiator beneath with independent thermostat, power points, electric coal effect fire, TV aerial point, UPVC double glazed sash window to side aspect.

BEDROOM 3 (15' 7" x 12' 2") or (4.74m x 3.70m)

Located in the roof of the building with vaulted ceilings to three sides with UPVC double glazed sash window facing front aspect towards the railway station with double panelled radiator beneath, power points, basic storage cupboards, smoke detector.

WORKSHOP/GARAGE (13' 11" x 28' 1") or (4.25m x 8.55m)

Bi-fold galvanised shutter door provides access to main workshop area. First section has a higher roof measuring 3.65m in height under a flat roof benefiting from two high level double glazed windows with security bars providing natural light with numerous ceiling lights and wall light points. Square opening provides access to second workshop area.



OUTSIDE

The property is approached via Osborne Road by gravel private drive which leads to numerous business premises and residential flats. The entrance is located next door to Dave Jones Motor Services via a gravel drive which there is right of way over the gravel drive providing access with door entrance leading to the flat and also the rear entrance to this shop unit.

WORKSHOP/GARAGE (48' 2" x 14' 4") or (14.69m x 4.36m)

Second workshop area with lower ceiling which is 2.47 metres high which is of reinforced concrete. This section benefits from 3 UPVC double glazed windows facing side aspect facing North with security bars. Numerous ceiling strip lights. Numerous power points and provides access to Reception Area which benefits from additional lighting with square opening providing access to:

STORE ROOM (13' 4" x 6' 10") or (4.07m x 2.09m)

Ceiling light, secure fire doors provide access to side passage and door provides access to:

KITCHEN (13' 1" x 12' 6") or (3.99m x 3.82m)

Ceiling light, single bowl sink unit with single drainer and cold water tap above. Water heater to one side. Main electric fuse box located in this area. Laminated roll top work surfaces to two sides with storage cupboards beneath, door provides access to:

WC (4' 4" x 3' 3") or (1.31m x 0.99m)

Door provides access to WC with wall light and opening provides access to:

OFFICE (13' 0" x 11' 1") or (3.96m x 3.39m)

Rear office with ceiling light points, power points and two sets of doors provide access to basement.

BASEMENT (25' 7" x 17' 7") or (7.81m x 5.37m)

Numerous ceiling lights, providing a fantastic store room but has limited ceiling height.

LEASE

Dave Jones Garage has the benefit of a seven year lease.

OUTSIDE

The front has a gravel forecourt providing off road parking and access to the garage.

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 but access will not be available to the workshop at weekends.

DIRECTIONAL NOTE

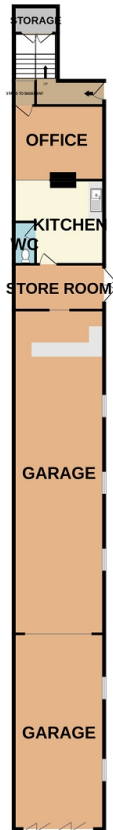
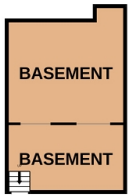
From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed until almost opposite the entrance to New Milton train station and the property is on the right.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

Tenure

The resale tenure for this property is Freehold




SHOP UNIT, FLAT AND GARAGE - ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 3697 sq.ft. (343.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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