

# 47 Station Road, New Milton, Hampshire BH25 6HU

Freehold Bank Investment

**Lot 1**

£23,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall	213.50 sq m (2,298 sq ft)	LLOYDS BANK	10 years from 24/06/2012 on a full repairing and insuring lease (2)	£23,500	24/06/2017 (23/06/2022)
First	Ancillary	65.20 sq m (702 sq ft)	PLC (1)			
Second	Ancillary	43.40 sq m (467 sq ft)				
<b>Total</b>		<b>322.10 sq m (3,467 sq ft)</b>			<b>£23,500</b>	

(1) For the year ending 31st December 2016, Lloyds Bank Plc reported a statutory profit before tax of £4,238,000,000 (increasing from £1,644,000,000 in 2015) and an underlying profit of £7,900,000 (Source: lloydsbankinggroup.com 11/04/2017).  
(2) The tenant has not exercised a 2017 tenant option to determine the lease.

### Key Details

- Let to Lloyds Bank Plc with Residential Redevelopment Potential of upper floors (subject to consents)
- Approximately 100m from New Milton Railway Station
- Affluent town south of the New Forest National Park
- 2017 tenant option to determine not exercised
- Rent review in June 2017
- Nearby occupiers include Costa Coffee, Lloyds Pharmacy, Ladbrokes and Morrisons

### Location

Miles: 11 miles east of Bournemouth  
20 miles south-west of Southampton  
Roads: A31, A35, M27, M3  
Rail: New Milton Railway Station  
Air: Southampton Airport

### Situation

New Milton is an affluent town immediately south of the New Forest National Park. The property is prominently located on the east side of Station Road, at its junction with Osborne Road and approximately 100 metres east of New Milton Railway Station. Nearby occupiers include Costa Coffee, Lloyds Pharmacy, Ladbrokes and Morrisons.

### Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors. The property benefits from car parking to the rear and may be suitable for future alternative uses, including residential redevelopment of the upper parts (subject to consents).

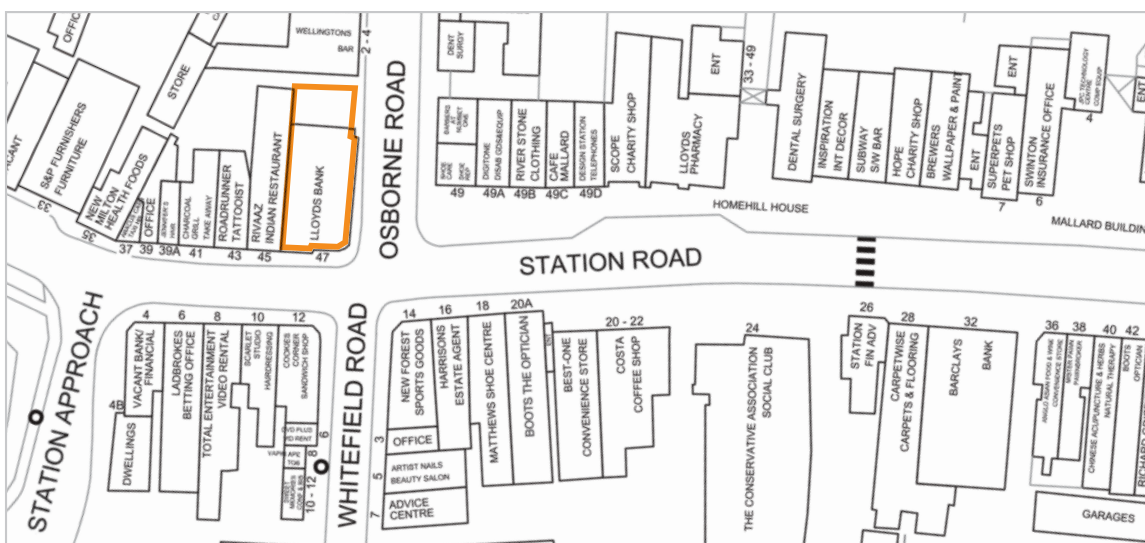
### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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