



Retail in SO43

High Street, Lyndhurst, Hampshire, SO43
7BB

£860,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Freehold Property
- ✓ The property produces income from five tenanted units, all fully
- ✓ Commercial rent of £25,000 per annum
- ✓ Mixed Use
- ✓ Viewing Highly Recommended

Arrange a viewing

Lisa Neil
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction, Terms & Conditions Apply.

A Prime Freehold Investment in the New Forest.

A substantial mixed-use freehold building occupying a prominent corner position on Lyndhurst High Street — the principal shopping street of the New Forest National Park. The property comprises a well-established commercial ground floor and basement, together with four self-contained residential apartments above, all currently income-producing.

The ground and basement floors are let as the Lyndhurst Antique Centre — a long-established and well-known High Street trader — on a 15-year commercial lease from 2015 with five-yearly upward-only rent reviews. The proposed rent of £25,000 per annum reflects the first review.

Four self-contained residential apartments on the upper floors are let on Assured Shorthold Tenancies managed by Spotlight Homes. All are fully occupied, generating a combined residential income of £39,900 per annum.

The property is held freehold with title absolute, registered at HM Land Registry under title number HP388568. The building is a striking timber-framed structure occupying a prominent corner position and forming one of Lyndhurst's most recognisable High Street landmarks.

The property produces income from five tenanted units, all fully let. The commercial rent of £25,000 per annum is proposed from April 2025, reflecting the first five-yearly review under the 2015 lease. The four residential apartments are managed by Spotlight Homes and have maintained full occupancy.

The ground and basement floors are let as the Lyndhurst Antique Centre under a 15-year commercial lease from 2015.

The Antique Centre is a long-established and prominent presence on the High Street, occupying this distinctive timber-framed corner building for many years.

The proposed rent of £25,000 per annum represents the first upward-only review under the lease. The tenant also contributes 33% of building insurance and repair costs, materially limiting the landlord's net outgoings.

TOTAL ANNUAL INCOME

£64,900

COMMERCIAL RENT

£25,000

RESIDENTIAL INCOME

£39,900

Viewing Highly Recommended

Price: Starting Bid £860,000

Property Type: Retail

Business Type: Residential Investments

Parking: None

Description

A substantial mixed-use freehold building occupying a prominent corner position on Lyndhurst High Street — the principal shopping street of the New Forest National Park.

Location

In a prominent corner position and forming one of Lyndhurst's most recognisable High Street landmarks.

EPC'S

Flats - Rating x3 D's & x1 C
Commercial - Rating B

Tenure

Title number
HP388568 - Freehold

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



High Street, Lyndhurst, Hampshire, SO43 7BB

Contact your local branch today for more information on this property:

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