

**Lot 4, 20 and 20a New Street, Lymington,
Hampshire SO41 9BQ**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Freehold Office Opportunity

www.acuitus.co.uk

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Property Information

Freehold Office Opportunity

- Two x 2 storey office buildings
- Approx. floor area of 124.30 sq m (1,336 sq ft)
- Site Area of 0.03 Ha (0.08 Acres)
- 6 on site car parking spaces
- Residential conversion potential (subject to consents)
- Affluent location in popular New Forest town
- VAT Free

Lot

4

Auction

12th December 2024

Vacant Possession

Status

Available

Sector

Office, Development

Auction Venue

Live Streamed Auction

Location

Miles 20 miles west of Portsmouth, 13 miles east of Bournemouth
Roads A337, M27 (J1)
Rail Lymington Town Train Station, Lymington Pier Train Station
Air Portsmouth Airport

Situation

The affluent and historic market town of Lymington is located on the southern edge of the New Forest National Park. The town provides a popular yachting port together with access to Lymington on the Isle of Wight with a journey time of approximately 40 minutes. The property is situated on the east side of New Street in a predominantly residential area some 150 metres from High Street and 350 metres from Lymington Town Railway Station.

Tenure

Freehold.

Description

The property comprises a site of approximately 0.03 Ha (0.08 Acres), upon which sit two, two storey office buildings with 6 on site car parking spaces. The property may be suitable for residential conversion subject to obtaining the necessary consents.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
20 New Street	Ground First	Office Office	8.80 59.20	(94) (637)	VACANT POSSESSION
20a New Street	Ground First	Office Office	21.70 34.60	(233) (372)	VACANT POSSESSION
Total			124.30	(1,336) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024