



## 2 Quay Street Lymington

£1,000 PCM

A fantastic opportunity to rent a retail shop located on the famous cobbles in Lymington. This property is located at the bottom of the High Street and close to Lymington Quay. There is a public car park with a few minutes walk and there are plenty of cafes, restaurants and clothing stores close by. Viewing is recommended.





- Located on the Famous Cobbles • Situated by Lymington Quay • Characterful • WC • Popular Spot • 3 Year Lease with 1 Year Break

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There is a toilet and hand basin located within the unit.

The property is available for a 3 year lease with a break at one year.

The property's construction is brick and tile.

The property has electric heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: Furnishing Type: Not specified Security Deposit: £1,153 Available From: 23rd September 2024

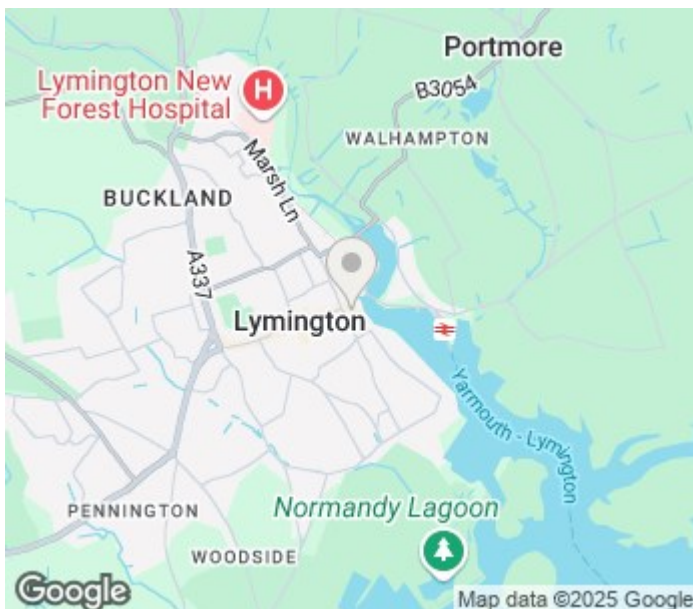


## Floor Plan


Approx Gross Internal Area  
12.1 sqm / 129.8 sqft



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.



## Energy Efficiency Rating

|   | Current  | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs |  |           |
| (92 plus) <b>A</b>                          |  |           |
| (81-91) <b>B</b>                            |  |           |
| (69-80) <b>C</b>                            |  |           |
| (55-68) <b>D</b>                            | <b>68</b>  |           |
| (39-54) <b>E</b>                            |  |           |
| (21-38) <b>F</b>                            |  |           |
| (1-20) <b>G</b>                             |  |           |
| Not energy efficient - higher running costs |  |           |
| England & Wales                             | EU Directive  |           |



# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

## ADDRESS

Spencers Lettings  
74 High Street  
Lymington  
Hampshire  
SO41 9AL

Spencers Lettings  
368-370 Lymington Road  
Highcliffe on Sea  
Christchurch  
Dorset  
BH23 5EZ

## CONTACT US

01590 624814/ 01425 205000  
[lettings@spencersproperty.co.uk](mailto:lettings@spencersproperty.co.uk)  
[www.spencersproperty.com](http://www.spencersproperty.com)

