



FORMER LITTLE CHEF

A31 RINGWOOD CROSS ROAD, LYNDHURST, SO43 7GN

TO LET

3,374 SQ FT (313.45 SQ M)



Summary

TO LET – ROADSIDE GROUND
FLOOR FORMER FOOD AND
BEVERAGE PREMISES.

3,374 SQ FT / 313 SQ M

Available Size 3,374 sq ft

EPC Rating C (73)

- 3,374 sq ft Ground Floor Premises
- Frontage to A31
- Situated within Stoney Cross Travelodge
- Communal Car Park
- Variety of uses (STTP)



Location

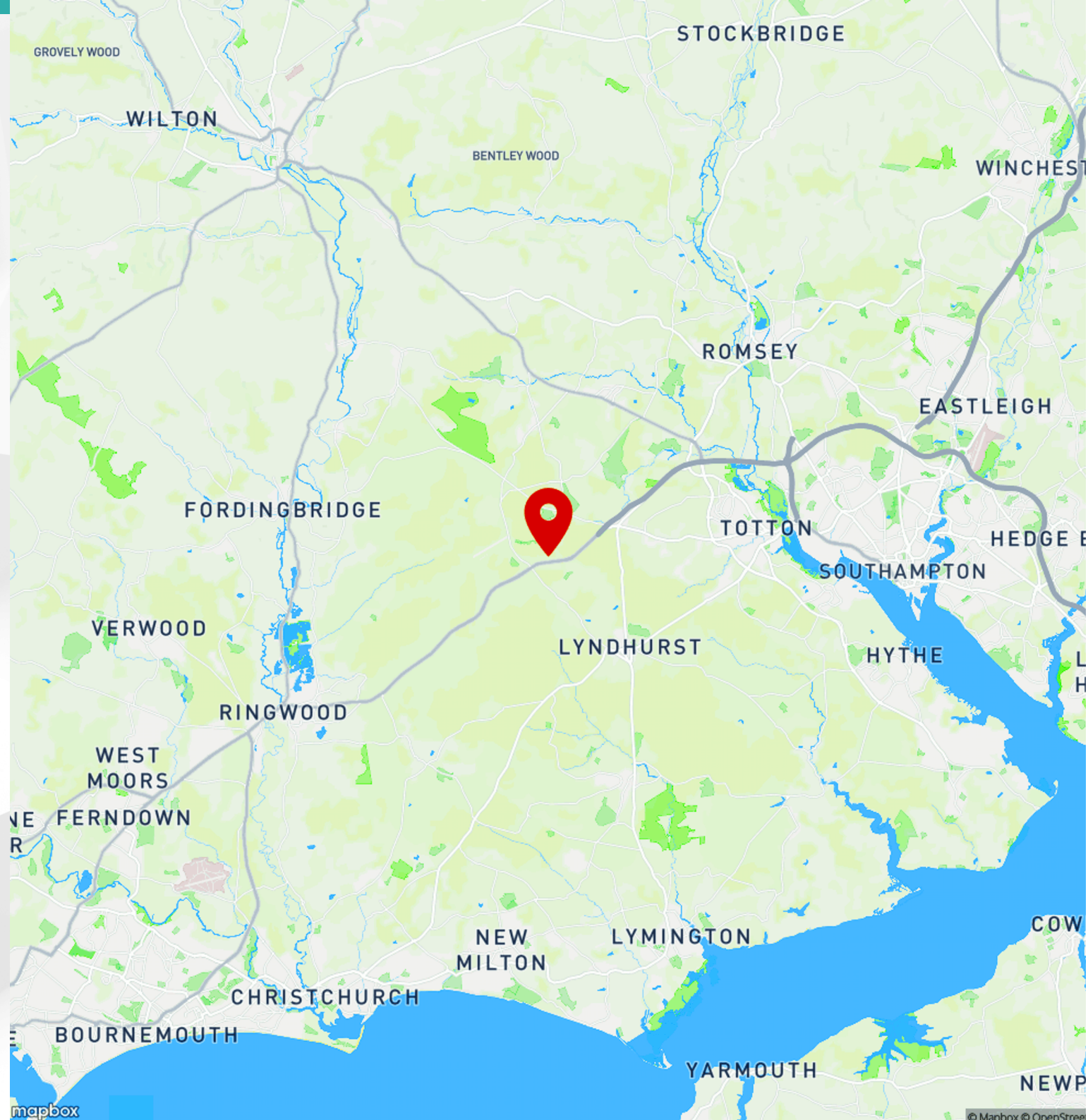


**Former Little Chef A31
Ringwood Cross Road,
Lyndhurst, SO43 7GN**

The premises is located at Stoney Cross Services which has direct from A31 Westbound Carriageway. The services are located between Cadnam Interchange and Ringwood which is approximately 9 miles distant.

The A31 provides connects to the M27/M3 motorway networks to the East and A35 to the West.

Stoney Cross Service also provide Travelodge and Esso Petrol Station.



Further Details

Description

The premises forms part of the ground floor of Stoney Cross Travelodge. Access is via double glazed doors and internally, the building is predominantly open plan but some partial divisions have been erected.

The premises also benefits from customer WCs, extraction, windows, suspended ceilings, air conditioning and lighting.

Externally, there is a communal car park which is shared between the hotel and premises.

Accommodation

The accommodation comprises the following areas:

Name	sq m	sq m
Ground Floor - All main areas	3,374	313.45
Total	3,374	313.45

The above floor areas have been taken from the VOA.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/6636693000>

Rent

On Application

The rent is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

Rateable Value

£39,000 (from 01/04/23)

Lease Term

Available by way of assignment or sub-letting until 27th September 2029 or alternatively by way of a new lease directly with the landlord.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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