

12 & 12a St Thomas St *Lymington, SO41 9NA*

SPENCERS
COASTAL







Freehold Georgian Mews House located in the heart of the high street. The ground floor has until recently been a successful commercial premises with the first and second floor being a two bedroom fully refurbished maisonette with a private south facing roof terrace

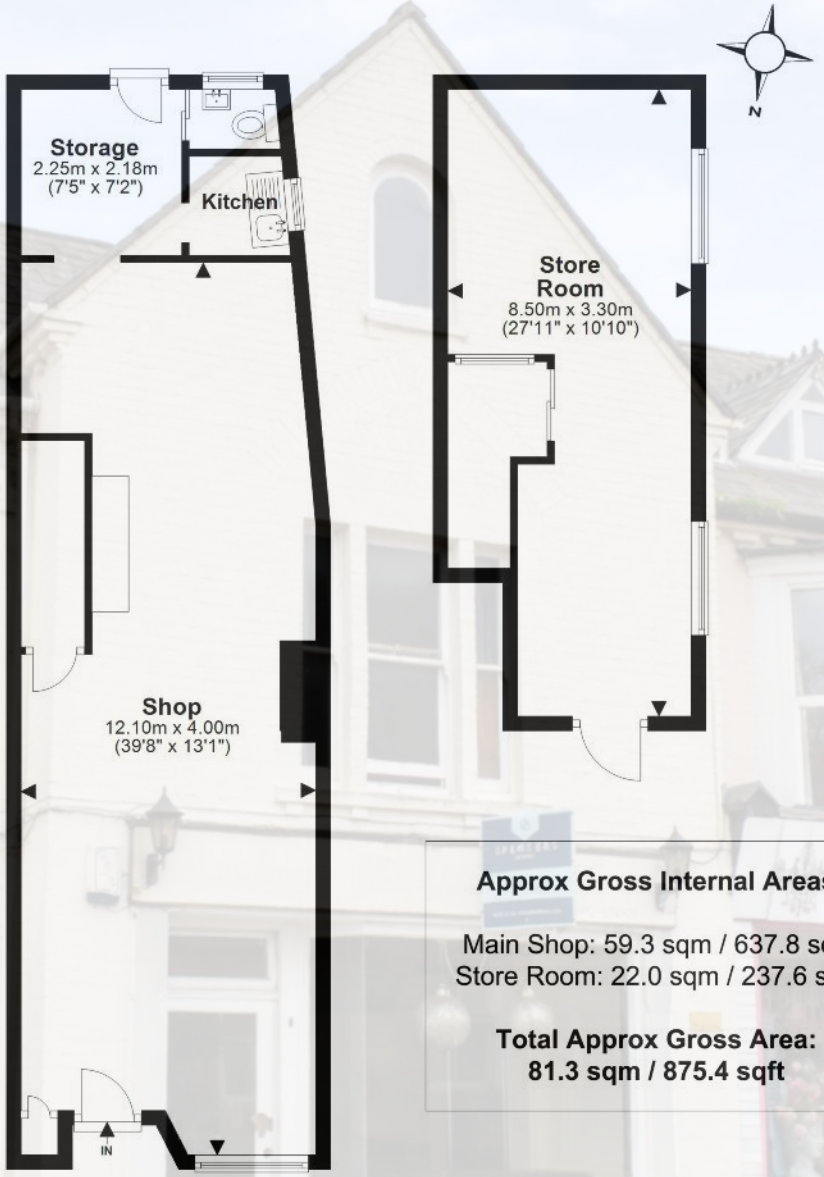
The Property

The freehold building consists of a commercial ground floor and a residential first and second floor. The lighting shop has been a highly successful commercial business and is now vacant and ready for new proprietors. The shop has a large glass frontage with excellent display and a deep shop ideal to accommodate numerous business opportunities. To the rear of the shop is a kitchenette area and a staff cloakroom. A rear door leads to the back of the shop and a large secure single story storage building.

The residential apartment is accessed via its own front door in the alleyway adjacent to the shop. Stairs rise to the first floor landing with a window to the rear. The kitchen has a clever raised dining area. There is a range of fitted cupboards and worktops with an integrated oven, hob and extractor, space for fridge freezer and wood floors. The lounge has twin sash windows to the front with a characterful fireplace. to the rear of the first floor is a large family bathroom with three piece suite and off here is a utility room with fitted worktops, sink and plumbing for washing machine. A glazed door leads out to the south facing private roof terrace. Stairs rise from the hallway to the second floor with two double bedrooms, both with semi vaulted ceilings.

£350,000

FLOOR PLAN



Approx Gross Internal Areas

Main Shop: 59.3 sqm / 637.8 sqft
Store Room: 22.0 sqm / 237.6 sqft

Total Approx Gross Area:
81.3 sqm / 875.4 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

FLOOR PLAN

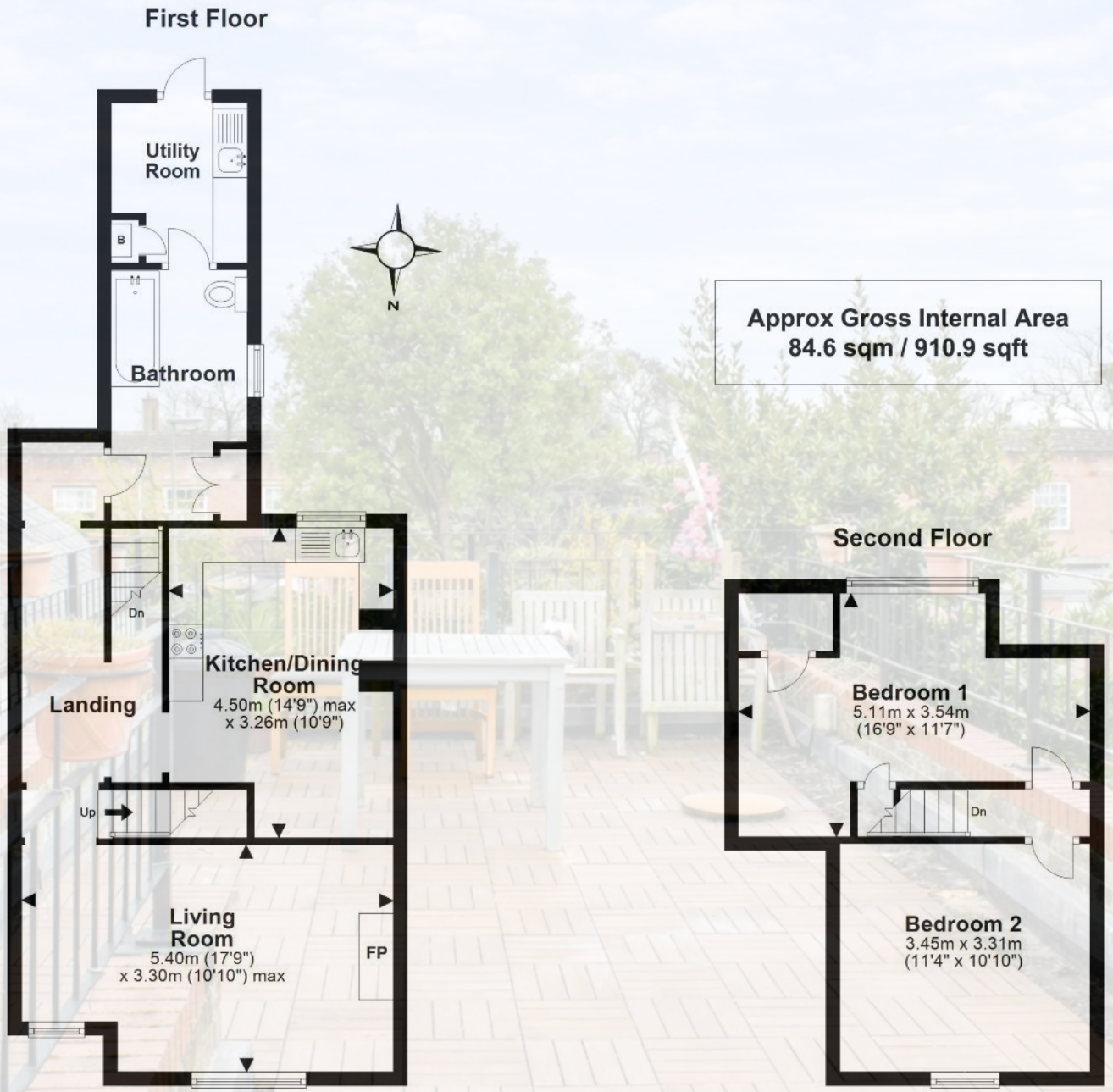


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Grounds & Gardens

There is a side alley way between The Lighting Shop and Greys Wine Bar. This provides access through to the impressive south facing private roof terrace as well as the large storage room beneath. The alleyway also provides access to the rear of both properties either side of the lighting shop.

Services

Tenure: Freehold
Commercial Energy Performance Rating (12 St Thomas St): C
Commercial property (12 St Thomas St) has a rateable value of £10,000
Commercial Services: Mains electricity, water and drainage. There is no gas supply.
Residential Energy Performance Rating (12a St Thomas St): D
Residential Council Tax Band (12a St Thomas St): C
Residential Services: Mains gas, electric, water and drainage. The residential property benefits from gas central heating.

Property Construction: Brick elevations with slate roof
Broadband: Ultrafast broadband with speeds up to 1000 Mbps is available at the property (Ofcom)
Mobile Signal: No known issues, please check with provider for clarity
Conservation Area: Lymington

Directions

Head up Lymington High Street towards Marks & Spencers. The property can be found a hundred yards further up on the left

The Situation

The Georgian Mews house has an unrivalled location in the centre of Lymington high street being only a hundred yards from M&S. Lymington itself is a thriving market town ideally positioned between the coast and the open spaces of the New Forest. There are excellent sailing facilities in the town as well as a range of chain and independent stores alongside some excellent restaurants and coffee shops. Communications are excellent and there is a railway station connecting to Brockenhurst from which there are regular services to London Waterloo.



For more information or to arrange a viewing please contact us:
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