



**MDL Estates**

A Division of MDL Marinas Group PLC

## 28 Shamrock Way

### Hythe Marina Village

Shamrock Way, Hythe, Southampton SO45 6DY



**1,323 sq ft (122.9 sq m)**

**GUIDE: £15,000 per annum**

Outlook House | School Lane | Hamble Point | Hamble | Southampton | SO31 4NB

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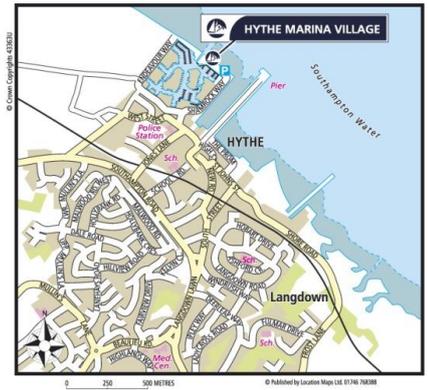
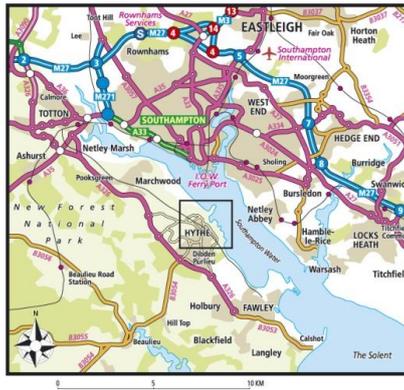
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## Hythe Marina Village

Located on the western shore of Southampton Water and close to the New Forest, Hythe Marina Village is a unique development of a 206 berth marina, together with waterside homes, residents' berths, commercial offices, shops, restaurants and a hotel. The marina has extensive facilities and services including 24/7 staffing, lock access and security, showers, toilets and ample on-site car parking.



## Description

A highly prominent retail unit situated in the heart of Hythe Marina Village facing the main entrance. The unit has frontage on three sides of the building and provides a good clear sales area with additional ancillary space, including its own WC.

The unit has planning consent for A1 (shops) or A3 (food and drink) use. Other uses may be possible, subject to planning consent.

The unit is to let in shell condition, ready for the tenant's fit out.

A 6 year lease is available on effective full repairing and insuring terms. A longer term may be agreed. Break options can be incorporated in the lease if desired.

**Property EPC Rating: C55**

**Rateable Value: £16,500** (source: voa.gov.uk 2017 Rating List)

**Service Charge:** A variable service charge is payable which is invoiced quarterly in advance. Estimated at circa £5,770 per annum based on 2016/2017 budget.

**Outgoings:** The tenant will be responsible for all outgoing including utilities and Business Rates.

### Arrange a Viewing

By appointment with MDL Estates.

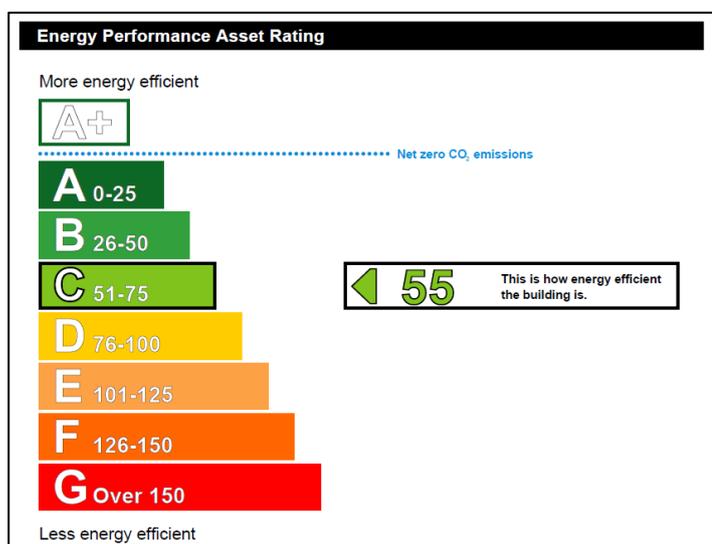
For further information or to arrange a viewing please contact:

#### Edmund Kornicki MRICS

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Email: e.kornicki@mdlmarinas.co.uk



#### IMPORTANT NOTICE

##### The Code for Leasing Business Premises in England and Wales 2007

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

##### MDL Estates give notice that:

1. They make no representations or warranties in relation to the property either here or elsewhere. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and MDL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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