

# Licensed Leisure Lymington Shores, Lymington, SO41 9BZ

**Commercial Units Available To Let/For Sale**



- Exciting new Redrow mixed use waterside development
- Restaurant, gallery and five retail units available
- Affluent town
- Shell units
- Estuary views from the restaurant and gallery

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## Location

Lymington is an attractive Georgian coastal town situated at the mouth of the Lymington River on the southern edge of the New Forest National Park. Southampton is 18 miles to the north east, Bournemouth 19 miles west and London 97 miles to the north east. Rail services are available from Lymington Town station to London Waterloo with a journey time of approximately 2 hours. The town has a population of 15,407 (2011 census) and is renowned for its links with sailing and the yachting community.

Lymington Shores is accessed from Bridge Road and is prominently situated adjacent to the Lymington River a short walk from the town centre. A new footbridge will also provide pedestrian access to the scheme from the adjacent Lymington Town railway station.

## Description

Once completed this exciting new waterside development will comprise 168 luxurious residential units comprising 156 no 1, 2 and 3 bedroom apartments and 12 no 4/5 bedroom villas.

The commercial element of the scheme will provide 5 ground floor retail units, a gallery and a waterside restaurant with estuary views over the Lymington River.

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The units will be provided in shell condition ready for tenant fit out.

(Further information about the development is available at [www.lymingtonshores.co.uk](http://www.lymingtonshores.co.uk))

## Accommodation

The accommodation will provide the following Gross Internal Areas (GIA)

Areas	Sq m	Sq ft
<b>Retail Units</b>		
Unit 1	38.9	419
Unit 2	50.7	546
Unit 3	52.2	562
Unit 4	55.9	603
Unit 5	30.4	327
<b>Gallery</b>		
Ground floor	231.4	2,491
First floor	198.7	2,139
Second floor	116.2	1,250
Third floor	115.5	1,243
Fourth floor	69.3	746
+ external terrace	38.8	418
<b>Restaurant</b>		
Restaurant	347.3	3,738
+ external terrace	95.6	1,029

Plans of the scheme are available upon request.

## Rating

To be assessed.

## Energy Performance

To be assessed.

## Tenure

The units are available on new full repairing and insuring leases for terms to be agreed. Alternatively, sales of the long leasehold interests may be considered.

## Price

Rental or long leasehold interest offers are invited.

## Viewing

For a formal viewing, strictly by appointment with Savills.

## Contact

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