



39 High Street Lymington, SO41 9AF

A distinctive Grade II Listed property offering 6,036 sq ft of flexible commercial space in the heart of Lymington High Street.

1,430 to 6,036 sq ft
(132.85 to 560.76 sq m)

- Prominent High Street location
- 6,036 sq ft of accommodation across three floors
- Distinct heritage character
- A visitor driven high street with a diverse retail and leisure mix
- Potential for retail, restaurant, clinic, office and leisure uses, subject to planning
- Parking available in rear courtyard

39 High Street, Lymington, SO41 9AF

Description

39 High Street is a distinctive Grade II Listed commercial property offering approximately 6,036 sq ft of accommodation across three floors.

Formerly occupied as a bank, the property benefits from an impressive period façade and characterful internal features, providing an opportunity for an occupier looking for a prominent and memorable presence in the heart of Lymington.

It is understood that the property falls within Class E, offering flexibility for a variety of potential uses including retail, office, clinic, restaurant, leisure and showroom style accommodation, subject to any necessary planning and listed building consents. Prospective occupiers must carry out their own planning due diligence.

Location

Occupies a position of high footfall in the heart of Lymington, one of Hampshire’s most established coastal market towns.

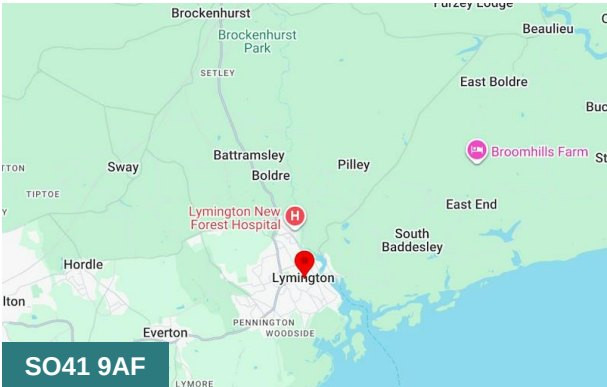
Lymington benefits from an affluent local catchment together with strong year round visitor activity generated by the New Forest, its marinas, yachting community and popular Saturday market.

The High Street offers a mix of national occupiers, independent retailers, cafés and restaurants, creating an attractive environment for businesses seeking a high profile town centre location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	1,020	94.76	Available
Ground	3,586	333.15	Available
1st	1,430	132.85	Available
Total	6,036	560.76	



Summary

Available Size	1,430 to 6,036 sq ft
EPC Rating	Upon enquiry

Viewing & Further Information



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