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Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

LOCK-UP SHOP - TO LET

5 WEST STREET, RINGWOOD. BH24 1DY

LOCATION

The premises are highly visible from the Market Place in this busy New Forest Market Town. Short term parking is available in the Market Place and West Street benefits from passing traffic as one of the principal exits to the nearby A31 trunk road.

DESCRIPTION

This purpose built lock-up shop has a frontage of approximately 4.33m (14'2") and maximum depth of approximately 15.6m (51'2"). Toilet facilities, air conditioning, suspended ceiling.



Gross internal area approx. 67.45m² (726 ft²)

Cont'd

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

- LEASE TERMS** A new effective full repairing and insuring lease is available, the duration of which is subject to negotiation
- RENT** £12,000 per annum, exclusive of outgoings, payable quarterly in advance. Rent reviews at three yearly intervals.
- RATES** Rateable Value: £9,900
Rates payable: £4,791.60 for 2016/17
(Interested parties are advised to verify these figures with the Local Rating Authority but we understand from April 2017, in most circumstances most business rates will not be payable due to the low rateable value).
- LEGAL COSTS** Each party will be expected to pay their own legal costs incurred in this matter.
- VIEWING** By appointment only, please through the Agents.
- DIRECTIONS** From our office, turn right and proceed along the High Street and into the Market Place. Keeping to the left, proceed to the far end of the Market Place, passing Prezzo, and the premises can be found after a few yards on the left just beyond Oasis Music.

ENERGY PERFORMANCE CERTIFICATE - D