

LOCK-UP SHOP - TO LET

SUIT RETAIL OR OFFICE

21 MARKET PLACE, RINGWOOD. BH24 1AN

LOCATION This double fronted lock-up shop occupies a prominent location fronting the Market Place in this busy New Forest town located beside the A31 trunk road and serving a wide catchment area.

DESCRIPTION Internal frontage approx. 7.24m (23'9")
Main shop depth approx. 5.71m (19'0")
Rear Display Area 5.18m x 2.26m (17'0" x 7'5")

- Gas central heating with radiators.
- Kitchen
- Toilet



Net Internal Area approx 59.92m² (645 ft²)

Cont'd

PARKING	One parking space is provided with the premises, whilst casual parking is available outside in the Market Place.
LEASE TERMS	A new full repairing and insuring lease is available, the duration of which is subject to negotiation.
RENT	£12,000 plus VAT per annum.
RATES	Rateable Value £15,250 Rates Payable £7,381 for the year 2017/18 (Interested parties are advised to verify these figures with the Local Rating Authority)
VIEWING	By appointment only please through the Agent.
DIRECTIONS	From our office, turn right and continue along the High Street and into the Market Place. The premises can be found halfway along on the left.

ENERGY PERFORMANCE ASSET RATING: D

**11 Christchurch Road
Ringwood
Hampshire BH24 1DG
Phone (01425) 470570
Fax (01425) 480084**

Carr & Neave

enquiry@carrandneave.co.uk · www.carrandneave.co.uk

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

