

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)

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| 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 | £14,000 plus VAT per annum. |
| RATES | Rateable Value £15,250 Rates Payable £7,381 for the year 2016/17 (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

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

