

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# 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 59.92m<sup>2</sup> (645 ft<sup>2</sup>)

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.

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

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



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