

PRIME LOCATION LOCK-UP SHOP TO LET

30 HIGH STREET, RINGWOOD. BH24 1AF

LOCATION

An unusual opportunity to rent a small lock-up shop occupying one of the best positions in the High Street of this busy New Forest market town. Nearby multiples, includes Lloyds, H.S.B.C. and W. H. Smith opposite and next door to Reeves the Bakers plus an excellent variety of private retailers.

ACCOMMODATION

Available due to ill health, the previous tenant used the premises as a salad bar with sandwiches etc., catering mainly for the lunchtime trade.

Internal frontage: Approx. 2.438m (8'0")

Shop depth: Approx. 5.969m (19'7") max.

Rear Store Room with Kitchenette: Approx. 3.658m x 3.480m (12'0" x 11'5")

Cloakroom



Retail Area Approx. 14.49m² (156 sq. ft.)
Plus storage approx. 14.86m² (160 sq. ft.)

Cont'd

RENT	£6,500.00 per annum exclusive of outgoings and payable quarterly in advance.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
DEPOSIT	A rental deposit is required and to be retained for the duration of the lease.
LEGAL COSTS	The tenant will be required to pay the landlords legal costs incurred in this transaction.
RATES	Rateable Value: £6,500.00 Under most circumstances with current legislation, no business rates will be payable. Interested parties are advised to verify this with the Local Rating Authority.
VIEWING	By appointment only please through the Agents, who have the keys.
DIRECTIONS	From our office, turn right continuing over Southampton Road into the High Street. The premises can be found on the right just before Reeves the Bakers and opposite Lloyds Bank.

ENERGY PERFORMANCE ASSET RATING: D