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



COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

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.)

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.

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