

A2 or RETAIL USER SHOP OF CHARACTER

19 MARKET PLACE, RINGWOOD. BH24 1AN

LOCATION Lock-up shop of much character, occupying a prominent location fronting the Market Place. Ringwood is a busy New Market town with a wide catchment area, plus a seasonal tourist trade.

DESCRIPTION This shop unit is arranged on two levels and has a curved frontage to the Market Place. The premises are of an irregular shape with the approximate dimensions:

Average internal width **4.39m (14'5")**

Built depth internally average **13.21m (43'4")**

Fitted walk in **Store Room**
Gas Central Heating with radiators
Toilet and kitchenette



Gross Internal Area approx 58 m² (625 ft²)

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LEASE TERMS	New full repairing and insuring lease is available, the duration of which is subject to negotiation.
RENT	£12,000 plus V.A.T. per annum exclusive of outgoings.
RATES	Rateable Value £13,750 Rates Payable £6,407.50 for year 2017/18 (Interested parties are advised to verify these figures with the Local Rating Authority as additional small business rate relief maybe available).
USER	We are informed that the premises currently hold A2 user and no change of use is required to A1 retail.
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 CERTIFICATE B

