

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GOOD SECONDARY PREMISES TO LET

40 SOUTHAMPTON ROAD, RINGWOOD. BH24 1JD

LOCATION A busy secondary trading location opposite and beside a variety of private retailers adjacent to the town's largest dental practice and within 100 yards or so of multiples such as Boots, Edinburgh Woollen Mill, M & Co etc. Ringwood is a market town just off the A31 trunk road serving a wide catchment area and also a seasonal tourist trade with visitors to the New Forest.

DESCRIPTION Internal width approx. 5.06m (16'7") Shop depth approx. 8.79m (28'10") Kitchen and toilet facilities.

Gas central heating is installed with radiators.

To the front of the premises there is a wide forecourt display/seating/parking area.



Retail Area approx. 43.94 m² (473 ft²)

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.

The premises are offered by way of a new repairing and insuring lease, the duration of which is subject to negotiation.
£9,000 per annum, exclusive of outgoings, payable quarterly in advance. Rent reviews at three yearly intervals.
Rateable Value: $\pounds 8,400$ Due to the low rateable value, no business rates should be payable in most instances.
The landlords will require a deposit.
The ingoing tenant will be expected to pay the landlord's legal costs incurred in this matter.
By appointment only please through the Agents.
From our office, keep to the right turning into Southampton Road until reaching the pedestrian crossing at Mansfield Road. Number 40 can then be found on the right.

ENERGY PERFORMANCE ASSET RATING: D