

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)

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TERMS	The premises are offered by way of a new repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£9,000 per annum, exclusive of outgoings, payable quarterly in advance. Rent reviews at three yearly intervals.
RATES	Rateable Value: £8,400 Due to the low rateable value, no business rates should be payable in most instances.
DEPOSIT	The landlords will require a deposit.
LEGAL COSTS	The ingoing tenant will be expected to pay the landlord's legal costs incurred in this matter.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	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