

11 Christchurch Road
Ringwood
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Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

PRIME LOCK-UP SHOP TO LET

CENTRAL RINGWOOD

24 SOUTHAMPTON ROAD, RINGWOOD. BH24 1HY

- LOCATION** The premises are prominently located in Southampton Road, nearby occupiers include multipliers such as Boots, Hayes Travel and Superdrug.
- Ringwood is an old market town with a wide catchment area also having the benefit of an established tourist trade with visitors to the New Forest.
- DESCRIPTION** Double fronted retail premises with an internal frontage of approximately 7.5m (24'8") and with the present configuration has a retail depth of 18.09m (59'4").
- Beyond the current partition wall there is a ground floor storage area approximately 8.29m (27'2") x 3.66m (12'0") that includes an office and service lift.



Gross Internal Area approx. 210.10m² (2,260 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.

Stairs lead to first floor storage approx. 6.46m (21'2") x 5.19m (17'0")

Kitchen/mess room 3.08m (10'2") x 2.97m (9'9")

Ladies and gents toilet facilities

Gross internal area ground floor 167.44m² (1,801 ft²)

Gross first floor less toilets 42.66m² (459 ft²)

Features include:

- Air conditioning
- Goods service lift
- Suspended ceilings
- Electric roller shutter security doors both to the front and to the rear

OUTSIDE

There is a loading/parking area approached from The Close, providing access to the rear loading doors to the shop.

RATES

Rateable value: £31,750

This is not the amount payable per annum.

LEASE TERMS

A repairing and insuring lease is available, the duration of which is subject to negotiation. A rental deposit will be required.

RENT

£30,000 per annum exclusive of outgoings.

VIEWING

By confirmed appointment only please through the Agent who hold keys.

ENERGY PERFORMANCE ASSET RATING: C



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