

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

RETAIL PREMISES WITH VALUABLE RETURN FRONTAGE PRIME LOCATION

3 HIGH STREET, RINGWOOD. BH24 1AB

LOCATION

Ringwood is an affluent Hampshire market town with a large catchment area plus an established tourist trade from visitors to the New Forest and South Coast. The premises are located at Fridays Cross, the junction of Christchurch Road, High Street and Southampton Road, with nearby multiple retailers including Boots, Superdrug, Bet Fred plus Santander, Nat West and Barclays Banks. There is also a wide variety of independent retailers represented within the town centre.

ACCOMMODATION

The premises have traded as a jewellers for 30 years and become available due to retirement.

Ground Floor Lock-up Shop with an excellent return frontage, small ancillary store room to the rear. Fitted cloakroom.

The accommodation comprises:-

Net internal area approx. 29.36m² 316 ft²

Internal width 3.72m (12'2")

Built internal depth 8.67m (28'5")



Net Retail Area approx. 29.36 m² (316 ft²)

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| PARKING | Two allocated parking spaces are provided in the private car park to the rear. |
| TERMS | The premises are available by way of a new full repairing and insuring lease, the duration of which is subject to negotiation. |
| RENT | £12,000 per annum exclusive of all outgoings. |
| SERVICE CHARGE | The tenant will be liable, via a service charge, to contribute a proportion of the costs incurred by the landlords in maintaining/insuring the building of which the premises form part together with the communal areas/car park. |
| LEGAL COSTS | Each party to pay their own legal costs incurred in this transaction. |
| RATES | Rateable value: £9,700 for 2017 Under current Government legislation provided a tenant has no other commercial premises then no rates should be payable due to the low rateable value from 1st April 2017. (Interested parties are advised to verify these figures with the Local Rating Authority). |
| VIEWING | Strictly by appointment only through the joint agents Carr & Neave & Goadsby. |

**Contact: Carr & Neave 01425 470570 or email office@carrandneave.co.uk
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ENERGY PERFORMANCE ASSET RATING: D

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