

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

LOCK-UP SHOP - TO LET

31 MARKET PLACE, RINGWOOD. BH24 1AN

LOCATION

This double bow fronted character premises is located in a highly visible corner location within the Market Place of this busy New Forest town with additional benefit of casual parking available outside the premises in the road.

ACCOMMODATION

The premises are of an irregular shape with a shop depth of 11.18m (36'8") max. Internal frontage 7.10m (26'2") Cloakroom and kitchenette



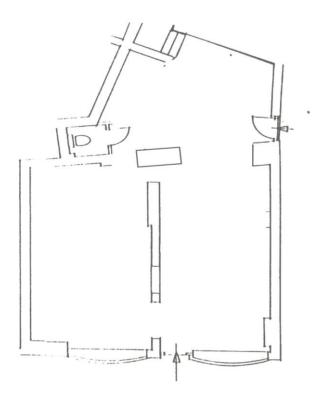
Gross Retail Area approx 65.40m² (704 ft²)

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.

LEASE TERMS	New full repairing and insuring lease is available, the duration to be agreed.
RENT	\pounds 16,000 plus VAT per annum, exclusive of outgoing, payable quarterly in advance.
BUSINESS RATES	The rateable value is currently assessed at $\pounds 14,000$. Please note that this is not the amount you will pay.
	(Interested parties are advised to verify these figures with the Local Rating Authority)
DEPOSIT	A rental deposit will be required
VIEWING	By confirmed appointment only please through the Agent who hold keys.

NO EPC REQUIRED – LISTED BUILDING



Guidance only: Not to Scale

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