

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

PRIME LOCK-UP SHOP TO LET

56 HIGH STREET, RINGWOOD. BH24 1AG

LOCATION

Due to relocation to a manufacturing unit, this double fronted lock-up shop is available occupying a prime location in Ringwood High Street, in this busy New Forest market town. Nearby national retailers include WH Smith, Lloyds and HSBC banks, together with a selection of regional and independent retailers.

ACCOMMODATION

Internal frontage approx. **3.67m (12'0")**
Main shop width approx. **3.81m (12'6")**
Built depth approx. **12.50m (41'0")**
ITZA **32.61 m² (351 ft²)**

- Suspended ceiling with diffused lighting.
- Kitchenette
- Toilet facilities.



Net retail/sales area approx. 40.23 m² (433 ft²)

Cont'd

PARKING	There are no parking facilities with this shop, but the main Ringwood car park is located within a few hundred yards of the premises.
LEASE TERMS	The premises are offered by way of a new full repairing and insuring lease the duration of which is subject to negotiation.
RENT	£15,500 per annum, exclusive of outgoings with upward only rent reviews at 3 yearly intervals.
RATES	Rateable Value £10,750 Unless other premises are occupied by the tenant, no business rates should be payable. Interested parties are advised to verify these figures with the local authority.
DEPOSIT	A rental deposit will be required by the landlord equal to one quarters rent.
LEGAL COSTS	The ingoing tenant will be expected to pay the landlord's legal costs involved in this matter.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	From our office, turn right and continue along the High Street in the direction of the Market Place. Number 56 can be found on the right just after Hearnese Estate Agents.

ENERGY PERFORMANCE ASSET RATING: C