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Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

PRIME LOCK-UP SHOP

TO LET

51 HIGH STREET, RINGWOOD, BH24 1AD

LOCATION

The premises occupy a prime corner location fronting the High Street in this busy New Forest Market Town and have the additional benefit of a valuable return frontage to Lynes Lane. There are a number of good private retailers nearby together with multiples such as W. H. Smith, Lloyds TSB, H.S.B.C. Banks and Nationwide Building Society all within a few yards of the premises.

ACCOMMODATION

Internal Frontage: Approx. 5.87m (19'3")
Built Depth: Approx. 9.30m (30'6")
Internal Area: Approx. 48.22m² (519 sq. ft.)

Toilet and Kitchenette.



Nett Internal Area Approx. 48.22 m² (519 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	The premises are offered by way of a new “effective” full repairing and insuring lease, the duration of which is subject to negotiations.
RENT	£18,000 per annum exclusive of outgoings, subject to rent reviews at three yearly intervals.
SERVICE CHARGE	Currently £85.13 per quarter. This includes external repairs, maintenance and management towards the complex.
RATES	Rateable Value: £13,250
VIEWING	By appointment only please through the Agents, who hold a key.
DIRECTIONS	From our Office turn right and continue along the High Street keeping to the left hand side. Continue past W. H. Smith and the premises can be found after a few yards on the left.

ENERGY PERFORMANCE ASSET RATING: C

