

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## LOCK-UP SHOP PREMISES TO LET

## **Town Centre Location**

## 10 CHRISTCHURCH ROAD, RINGWOOD. BH24 1DN

LOCATION

This historic Hampshire market town of Ringwood is located on the western edge of the New Forest and adjacent to the A31 trunk road that provides access to the M27 to the east and the west country, plus the A338 to Bournemouth and the South Coast.

There are a number of multiples represented in the town including Sainsbury's, Boots, W. H. Smith, Superdrug, Waitrose plus quality fashion brands such as Phase Eight, Hobbs and Fat Face. Also, there is a strong representation of private retailers all providing a vibrant mix within the town centre.

**DESCRIPTION** Ground floor premises comprising main sales area with partitioned rear office plus kitchenette and two cloakrooms. Rear loading and one parking space.

Previously used as retail (A2 now E). We understand that a premises licence has been granted.

The accommodation comprises:-

Net Sales Area	81 m²	868 ft <sup>2</sup>
Kitchenette	6 m²	67 ft <sup>2</sup>
Internal width	4.52m	14'10"
Widening to	5.49m	18'0"
Shop Depth (max)	17.1m	56'1"



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.

TERMS	The premises are available by way of a new full repairing and insuring lease, the term and rent review pattern by negotiation.
RENT	£17,500 per annum, exclusive of outgoings
RATES	Rateable Value £15,750 Rates payable: 49.9p in the pound Transitional arrangements may apply. (Interested parties are advised to make their own enquiries with the Local Rating Authority).
LEGAL COSTS	Each party to be responsible for own legal costs incurred in this transaction.
VIEWING	By confirmed appointment only please through the Agents.

## ENERGY PERFORMANCE ASSET RATING - C