

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



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<b>TERMS</b>	The premises are available by way of a new full repairing and insuring lease, the term and rent review pattern by negotiation.
<b>RENT</b>	£17,500 per annum, exclusive of outgoings
<b>RATES</b>	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).
<b>LEGAL COSTS</b>	Each party to be responsible for own legal costs incurred in this transaction.
<b>VIEWING</b>	By confirmed appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING - C**