

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

HIGHLY VISIBLE SHOP PREMISES - TO LET

***24a MEETING HOUSE LANE, RINGWOOD, HAMPSHIRE.
BH24 1AY***

LOCATION

Ringwood is an attractive Market Town located in Hampshire on the edge of the New Forest. There is direct access onto the A31 trunk road that leads to Southampton and the motorway network to London on the east with Dorchester and the west country to the west. There is a dual carriageway leading to Bournemouth and the south coast some 13 miles and the A338 to the north provides access to Salisbury and beyond.

This shop unit is situated immediately next to Sainsbury's supermarket and opposite the main town car park with some 400 spaces and the bus station/drop off point for local buses and national coaches.

Nearby occupiers apart from Sainsbury's include Café Nero, Waterstones, Waitrose and Iceland plus a selection of other interesting independent retailers.

DESCRIPTION

The premises are arranged over ground floor only with the current retail area of some 1,542 ft² but with the adjoining building to the rear could provide some 2,006 ft² overall



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	A new full repairing and insuring lease is available for a duration to be agreed.
RENT	£32,000 per annum exclusive of outgoings. Upward only rent reviews every 4 years.
RATES	Rateable value £29,250 For 2021/2022 period 0.499p in the £ payable
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: C

