

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

COMMERCIAL PREMISES WITH YARD TO LET APPROX. 3,585 FT² ON 0.43 ACRES

LAND & BUILDINGS, PARKERS CLOSE, RINGWOOD, HAMPSHIRE. BH24 1SD

LOCATION

The site is located in Poulner, on the outskirts of Ringwood approximately half a mile from the A31. The site can be accessed via Fairlie or Parkers Close, both of which link to Gorley Road.

The A31 provides dual carriageway connections to the M27 and M3 to the north-east and to the A35 to the west.

DESCRIPTION The total site area extends to approximately 0.43 acres and the buildings on the site have approximate gross internal area of 3,585 ft² (excluding the rear garage and temporary external stores).



APPROX. 3,585 FT² ON 0.43 ACRES

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.

<u>PLANNING</u>	The site was previously occupied by Travis Perkins and we have been informed by our client that the site currently has consent for a timbers merchants, selling timber and ancillary products, opening between the hours of 7.30am to 5.00pm Monday to Friday and between 8.00am to 12.00pm on Saturdays with no openings on Sundays.
	In accordance with our usual procedure, we would recommend that interested parties contact the Local Panning Department at New Forest District Council to satisfy themselves with regards to their own intended use.
<u>LEASE</u>	The premises are available to let by way of a new repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.
<u>RENT</u>	£50,000 per annum exclusive of outgoings.
<u>RATEABLE</u> VALUE	£34,250
<u>V.A.T.</u>	Unless others stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.
VIEWING	Strictly appointment only please through the agents.
<u>EPC</u>	The premises are assessed as D-88

