

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

PLANNING

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 Planning Department at New Forest District Council to satisfy themselves with regards to their own intended use.

LEASE

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.

RENT

£50,000 per annum exclusive of outgoings.

RATEABLE VALUE

£34,250

V.A.T.

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.

EPC

The premises are assessed as D-88



