

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP WITH OPEN YARD TO LET

6 HIGHTOWN ROAD, RINGWOOD. BH24 1NW

LOCATION Showroom/workshop to let situated in a good secondary location just off the B3347 Christchurch Road, south of the town centre.

DESCRIPTION Internal dimensions approx. 5.72m (18'9") narrowing to 5.54m (18'2") x 12.80m (42'0") approx. 71.54 sq m (770 sq ft). Rear doors lead to an open rear yard in the region of 92.90m (1,000 sq ft). The showroom has a suspended ceiling with inset LED lights. Rear lobby and toilet facilities. The rear yard can take up to 7 vehicles.



**Net internal Showroom approx. 71.54 m² (770 ft²)
Plus outside yard area approx. 92.90 m² (1,000 ft²)**

Cont'd

RENT	£850 per calendar month exclusive payable quarterly in advance. Upward only current open market rent review at the end of 2nd year.
LEASE TERMS	New lease is available for term of 4/5 years.
DEPOSIT	A rental deposit of £2,500 will be required by the freeholder to be retained, then returned at end of lease provided premises returned in as good a condition as at the start of lease.
RATES	Rateable value: £11,500 With such a low rateable value, in most instances, no business rates should be payable.
VIEWING	By appointment only, please through the agents who hold the keys

ENERGY PERFORMANCE ASSET RATING: TBA

