

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## CHARACTER TOWN CENTRE COMMERCIAL PREMISES TO LET

***25 MARKET PLACE, RINGWOOD. BH24 1AN***

### LOCATION

A Grade II Listed lock up ground floor commercial premises, prominently located fronting the Market Place with an excellent selection of independent retailers nearby, plus national users such as Prezzo, Cancer Research UK and Nationwide. Ringwood is a busy New Forest town with a wide catchment area plus a seasonal tourist trade.

### ACCOMMODATION

This commercial unit forms part of a residential complex currently in progress, and anticipated to be available for occupation by October/November 2023. The unit has been completed to a plastered condition ready for tenant decoration and fit out. The landlord will install toilet facilities and kitchenette.

The commercial/retail space provides approximately 653 ft<sup>2</sup> plus rear store room approx. 108 ft<sup>2</sup>



**Commercial/Retail Area Approx. 653 ft<sup>2</sup>**

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**PARKING**

There is no onsite parking with the premises but parking is permitted within the Market Place including outside the premises. The main town car park is within a few minutes walk of the property.

**LEASE**

New repairing and insuring lease is available, the duration of which is subject to negotiation.

**RENT**

£15,750 per annum plus V.A.T.

**DEPOSIT**

The landlords will require a deposit to be paid on or before completion and held for the duration of the lease.

**SPECIAL NOTE**

The landlord will not permit the premises to be used as a café, restaurant or drinking establishment.

**RATES**

Subject to re-assessment.

**VIEWING**

By appointment only please through the Agents.

**LISTED BUILDING – NO EPC REQUIRED**



