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**Carr & Neave**

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# PRIME LOCATION LOCK-UP SHOP TO LET

***30 HIGH STREET, RINGWOOD. BH24 1AF***

## LOCATION

An unusual opportunity to rent a small lock-up shop occupying one of the best positions in the High Street of this busy New Forest market town. Located almost opposite Lloyds Bank and next to Reeves the Bakers plus an excellent variety of private retailers.

## ACCOMMODATION

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**Retail Area Approx. 14.49m<sup>2</sup> (156 sq. ft.)  
Plus Storage Approx. 14.86m<sup>2</sup> (160 sq. ft.)**

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.

<b>RENT</b>	£7,000 per annum exclusive of outgoings and payable quarterly in advance.
<b>LEASE TERMS</b>	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
<b>DEPOSIT</b>	A rental deposit is required and to be retained for the duration of the lease.
<b>LEGAL COSTS</b>	The tenant will be required to pay the landlords legal costs incurred in this transaction.
<b>RATES</b>	Rateable Value: £6,000 In most circumstances, no business rates will be payable due to the low rateable value. Interested parties are advised to verify this with the Local Rating Authority.
<b>VIEWING</b>	By appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: C**