

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. 14.49m² (156 sq. ft.)
Plus Storage Approx. 14.86m² (160 sq. ft.)**

Cont'd

RENT	£7,000 per annum exclusive of outgoings and payable quarterly in advance.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
DEPOSIT	A rental deposit is required and to be retained for the duration of the lease.
LEGAL COSTS	The tenant will be required to pay the landlords legal costs incurred in this transaction.
RATES	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.
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: TBC