

LOCK-UP SHOP LEASE ASSIGNMENT

31 MARKET PLACE, RINGWOOD. BH24 1AN

LOCATION	This double bow fronted character premises is located in a highly visible corner location within the Market Place of this busy New Forest town with additional benefit of casual parking available outside the premises in the road.
ACCOMMODATION	The premises are of an irregular shape with a shop depth of 11.18m (36'8") max. Internal frontage 7.10m (26'2") Cloakroom and kitchen facility.



Gross Retail Area approx 65.40m² (704 ft²)

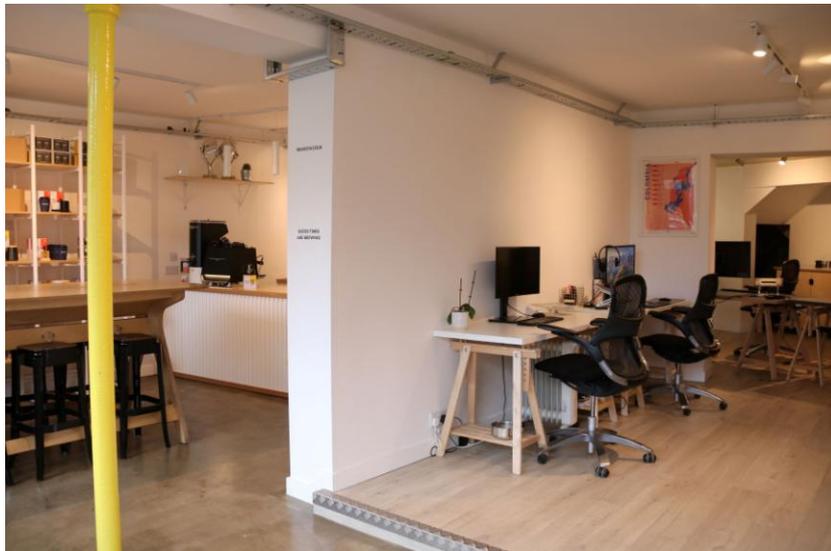
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LEASE TERMS An assignment of the lease dated 14th February 2022 for a term of 7 years commencing 10th February 2022 but with break options on the 3rd and 5th anniversaries of the date of the lease. The lease is for a full repairing and insuring obligations and is excluded.

RENT The current rent is £15,000 per annum plus VAT. until 10th February 2025.

£16,000 plus VAT per annum from 11th February 2025 until 10th February 2027.

£18,000 plus VAT per annum from 11th February 2027 until 10th February 2029.



BUSINESS RATES Rateable value: £12,500.
Rates payable: £6,237.50 for 2023/24

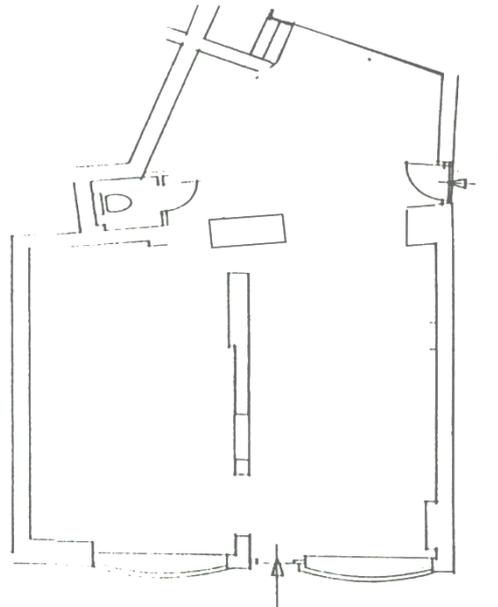
(Interested parties are advised to verify these figures with the Local Rating Authority)

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DEPOSIT A rental deposit will be required.

VIEWING By confirmed appointment only please through the Agent.

NO EPC REQUIRED – LISTED BUILDING



Guidance only: Not to Scale

