

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SPACIOUS SHOWROOM TO LET

KINGS HOUSE, KINGS ARMS LANE, RINGWOOD BH24 1AH

LOCATION These spacious premises occupy a highly visible location just off the High Street beside Lloyds bank PLC, in this busy New Forest market town. There is a vibrant selection of nearby private retailers including Reeves the Bakers, Pattersons Family Butchers & Fishmongers, Allum & Sidaway Jewellers plus numerous others.

ACCOMMODATION There are two interconnecting showroom areas with the following approximate dimensions:

Front Showroom - 8.31m x 5.59m (27'3" x 18'4") approx. 48.40m² (521 ft²)

Rear Showroom - approx. 9.98m x 7.57m (32'9" x 24'10") max approx. 67.35m² (725 ft²)

Office - approx 10.22m² (110 ft²)

Electric radiator heating

Kitchenette

Toilet facilities



Net Internal Area Approx 130.99m² (1,410 ft²)

Cont'd

- RENT** £22,000 per annum exclusive of outgoings with three yearly rent reviews.
- LEASE TERMS** A new full repairing and insuring lease is available the duration of which is subject to negotiation.
- RATES** Rateable Value: £21,250
Rates Payable for 2023/24 is £10,603.75
- We recommend that this is confirmed with the Local Rating Authority.
- DEPOSIT** A deposit equal to 3 months rent is paid upon completion and held by the landlord for the lease duration.
- VIEWING** Strictly by confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: C

