

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## PRIME RETAIL LOCATION FOR SALE OR TO LET

*27 HIGH STREET, RINGWOOD. BH24 1BE*

### LOCATION

This former bank building is located in the middle of the High Street in this vibrant New Forest market town next to Lloyds Bank PLC and opposite Reeves the bakers and Santander. The pedestrian access to Sainsbury's and the adjacent pay and display car parking beyond.

### DESCRIPTION

The premises occupy a corner location and arranged over three floors.

**Ground Floor:** Approx. 84.18m<sup>2</sup> (905 ft<sup>2</sup>) gross internal area, this is currently arranged as former banking hall with adjacent partitioned offices, strong room and rear office area at slightly lower level.

**First Floor:** Approx. 39.73m<sup>2</sup> (428 ft<sup>2</sup>) gross internal including toilet facilities

**Second Floor:** Approx. 38.18m<sup>2</sup> (411 ft<sup>2</sup>) arranged as two interconnecting offices, kitchen/staff room area.

Gas fired radiator central heating, air conditioning.

**Outside:** External brick built store approx. 62.10m<sup>2</sup> (669 ft<sup>2</sup>) this could have potential for residential development (subject to consent)



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**PARKING**

Parking area for 1/2 cars to the rear, whilst the main Ringwood car park is within a few moments walk of the premises, and limited short stay parking is permitted in the Market Place.

**LEASE**

A new full repairing and insuring lease is available at £30,000 per annum exclusive, the duration of the lease is subject to negotiation with upward only open market rent reviews.

**Alternatively**

The premises are available for sale freehold with full vacant possession. Offers are invited.

**V.A.T.**

Unless otherwise stated, all prices quoted are exclusive of V.A.T. Any intending parties must satisfy themselves as to the incidence of V.A.T.in respect of any transactions.

**RATEABLE VALUE**

The premises hold a rateable value: £24,250

**VIEWING**

By appointment only please through the Agents, who hold a key.

**ENERGY PERFORMANCE ASSET RATING: D**

