

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. 84.18m² (905 ft²) 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. 39.73m² (428 ft²) gross internal including toilet facilities

Second Floor: Approx. 38.18m² (411 ft²) arranged as two interconnecting offices, kitchen/staff room area.

Gas fired radiator central heating, air conditioning.

Outside: External brick built store approx. 62.10m² (669 ft²) 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 for sales at £435,000 with vacant possession.

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

