

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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Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline onl guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary per for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact is satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or representation or warranty or enter into any contract whatsoever in relation to a property.

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 $\pounds 30,000$ 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





