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Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SHOP OF CHARACTER

19 MARKET PLACE, RINGWOOD. BH24 1AN

LOCATION Lock-up shop of much character, occupying a prominent location fronting the Market Place. Ringwood is a busy New Market town with a wide catchment area, plus a seasonal tourist trade.

DESCRIPTION This shop unit is arranged on two levels and has a curved frontage to the Market Place. The premises are of an irregular shape with the approximate dimensions:

Average internal width **4.39m (14'5")**

Built depth internally average **13.21m (43'4")**

Fitted walk in **Store Room**
Gas Central Heating with radiators
Toilet and kitchenette



Gross Internal Area approx. 58 m² (625 ft²)

Cont'd

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 only for the 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 permissions 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 but must 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 give any representation or warranty or enter into any contract whatsoever in relation to a property.

LEASE TERMS	New full repairing and insuring lease is available, the duration of which is subject to negotiation.
RENT	£14,500 plus V.A.T. per annum exclusive of outgoings.
RATES	Rateable Value £12,500 Rates Payable £6,237.50 for year 2024/25 (Interested parties are advised to verify these figures with the Local Rating Authority as additional small business rate relief maybe available).
DEPOSIT	A deposit will be required upon completion of the lease equal to one full quarters rent and held by the landlord for the duration of the lease.
VIEWING	By appointment only please through the Agent.
DIRECTIONS	From our office, turn right and continue along the High Street and into the Market Place. The premises can be found halfway along on the left.

ENERGY PERFORMANCE CERTIFICATE C

