

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

### PERIOD TOWN CENTRE COMMERCIAL PREMISES FOR SALE

### 16 MARKET PLACE, RINGWOOD. BH24 1AW

# **LOCATION** A rare opportunity to purchase a freehold Grade II listed shop premises of immense character, prominently located fronting the Market Place close to the Church where there is an excellent selection of independent retailers nearby plus national users such as Prezzo, Cancer Research UK and Nationwide. Ringwood is a busy New Forest market town with wide catchment area plus seasonal tourist trade.

## ACCOMMODATION This shop unit has traded as a gunsmiths and outdoor clothing specialist for over 100 years and is offered to the market due to the retirement of the present owner.

There are three floors and the premises has immense character, a wealth of exposed original beams and would suit a number of retailers due to its overall size and configuration.



#### Potential Ground Floor Retail Area approx. 84.82 m<sup>2</sup> (913 ft.<sup>2</sup>) 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.

**Ground Floor Retail** (with office) approx. 84.82m<sup>2</sup> (913 ft<sup>2</sup>) plus store 15.61m<sup>2</sup> (168ft<sup>2</sup>) **First Floor** approx. 74.14m<sup>2</sup> (798 ft<sup>2</sup>) including kitchenette, male & female toilets.

**Second Floor** approx. 16.17m<sup>2</sup> (174 ft<sup>2</sup>) plus roof storage 236m<sup>2</sup> (254ft<sup>2</sup>)

Gas fired central heating with radiators.

**PARKING** There are no parking facilities on site but limited time short stay parking is permitted within the Market Place including immediately to the front of the premises.



**PRICE** £455,000 for the freehold.

**RATES** The premises hold a rateable value £14,000

**VIEWING** Strictly by confirmed appointment only please through the Agents.



LISTED BUILDING - NO EPC REQUIRED.