

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## PERIOD TOWN CENTRE COMMERCIAL PREMISES FOR SALE or TO LET

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

### LOCATION

A rare opportunity to purchase or rent 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>)**

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**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** £395,000 for the freehold.

Alternatively:

A new repairing and insuring lease is available, the duration is subject to negotiation, at a rent of £25,000 per annum exclusive of outgoings.

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

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

**ENERGY PERFORMANCE CERTIFICATE: C**

