

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## WORKSHOP - TO LET NO MOTOR TRADE

***8 HIGHTOWN ROAD, RINGWOOD. BH24 1NW***

LOCATION	The premises are situated in a mixed commercial/residential road just off the B3347 Christchurch Road approximately half a mile south of the town centre of Ringwood.
DESCRIPTION	An older style mid terrace workshop with the following internal approximate dimensions:-  16.33m x 6.06m (53'7" x 19'11") Gross Internal Area approx. 98.79m <sup>2</sup> (1,063 ft <sup>2</sup> ) Full width sliding timber doors with personal door Small office area and toilet facilities. Three phase electricity LED Strip lights



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Cont'd ....

<b>PARKING</b>	Casual parking is available in the road outside the premises.
<b>RENT</b>	£2,780 per quarter (£11,120 per annum) exclusive of outgoings.
<b>LEASE TERMS</b>	A new excluded lease is available for a term of 4 years.
<b>DEPOSIT</b>	The landlord would require a deposit of £2,000 on or before completion and to be held for the duration of the lease.
<b>LEGAL COSTS</b>	The ingoing tenant will be responsible for landlords legal costs incurred.
<b>RATES</b>	We are informed by the Valuation Office site that the premises are assessed at £9,200. Currently, with this low rateable value in most circumstances tenants will be exempt from paying any business rates.
<b>VIEWING</b>	By confirmed appointment only please through the Agents.

### **ENERGY PERFORMANCE ASSET RATING - E**



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