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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GOOD SECONDARY RETAIL PREMISES TO LET DUE TO RE-LOCATION

***43A SOUTHAMPTON ROAD, RINGWOOD, HAMPSHIRE.
BH24 1HE***

LOCATION

The premises occupy a busy secondary trading location within a 100 yards or so of multiples such as Boots, Iceland, The Original Factory Shop etc.

Ringwood is a market town just off the A31 trunk road serving a wide catchment area and also a seasonal tourist trade with visitors to the New Forest.

DESCRIPTION

Internal frontage 4.37m (14'4")

Built Depth 12.55m (41'2")

Retail Depth 10.08m (33'1")

The shop, available after about approximately 9 years, due to re-location to larger premises within the Town. Currently used as an online Pharmacy, fittings include suspended ceiling with LED lighting. To the rear there is an office, kitchen and toilet.



Gross Internal Area Approx. 55.46m² (597 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.

PARKING	Casual parking for a limited period is permitted outside the premises whilst the main Ringwood car park is within a few hundred yards of the property.
LEASE TERMS	The premises are offered by way of a new repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£10,000 per annum, exclusive of outgoings, payable quarterly in advance by bankers order.
DEPOSIT	A rental deposit will be required by the landlord.
RATES	<p>Rateable value: £8,400</p> <p>Due to the low rateable value, no business rates should be payable in most instances.</p>
LEGAL COSTS	Both parties to be responsible for own legal costs incurred in this transaction.
VIEWING	By confirmed appointment only please through the Agents.
DIRECTIONS	From our office, keep to the right turning into Southampton Road until reaching the pedestrian crossing over Mansfield Road. Number 43a can then be found after a few yards on the left.

ENERGY PERFORMANCE ASSET RATING - TBC