

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

PRIME TOWN CENTRE CAFÉ/BAR OPPORTUNITY

To Let

***22/24 HIGH STREET, RINGWOOD, HAMPSHIRE.
BH24 1AG***

LOCATION

The historic market town of Ringwood is located on the western edge of the New Forest and serves a wide catchment area providing a variety of good quality independent retailers together with numerous multiples. Major names represented in the town include Waitrose, Sainsbury's, Boots, Superdrug, and Waterstones together with quality fashion retailers including Phase Eight and Hobbs.

The premises are located in the centre of the High Street forming the corner of the Pedlars Walk pedestrian route to Sainsbury's and linking the main town centre car park with the High Street whilst almost opposite the Lloyds Bank.

DESCRIPTION

Seating areas to both ground and first floor with fitted bar, customer toilets and kitchen facilities with extraction on the first floor. The second floor is suitable for storage/office use.

Ground floor 38.95m² (419 ft²)

First Floor 46.95m² (505 ft²)

Second Floor 24.74m² (266 ft²)



Internal Area Approx. 110.55m² (1,190 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.

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| TERMS | The premises are available to let by way of a new full repairing and insuring lease, the duration and rent review pattern by negotiation at a commencing rent of £21,000 per annum exclusive of all other outgoings. |
| V.A.T. | Unless otherwise stated, terms are strictly exclusive of value added tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case. |
| RATES | Rateable Value: £17,000 Rates Payable at 49.9p in the £ |
| VIEWING | By appointment only please through the Agents, who hold a key. |

ENERGY PERFORMANCE ASSET RATING: C

