

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## PRIME RETAIL/OFFICE PREMISES TO LET

**4A RINGWOOD ROAD, VERWOOD, BH31 7AQ &  
34 VICARAGE ROAD, VERWOOD. BH31 6DR**

### LOCATION

The premises occupy a strong corner location fronting the busy Ringwood Road at the junction of Vicarage Road, with a number of retail outlets. The premises are close to Tesco Express and amongst a good selection of private retailers and service providers all located in the centre of this East Dorset town. Verwood has a population that has increased considerably over recent years and is now in the region of 16,000, located about 15 miles north of Bournemouth and the South Coast and with good access to the A31 trunk road some 4 miles distant.

### DESCRIPTION

Ground floor 8.32 (27'4") x 3.80 (12'6") total 30.74m<sup>2</sup> (331 ft<sup>2</sup>) currently subdivided by demountable partitioning to provide two interconnecting rooms.

Rear hall with stairs leading into the first floor currently providing 5 separate offices.



**Ground Floor approx. 30.74m<sup>2</sup> (331 ft<sup>2</sup>)**

**First Floor 64.30m<sup>2</sup> (692 ft<sup>2</sup>) or 31.08m<sup>2</sup> (334 ft<sup>2</sup>)**

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Office 1 – 3.91m (12'10") x 3.25m (10'8")  
Office 2 – 4.06m (13'4") x 3.68m (12'1")  
Office 3 – 4.10m (13'6") x 3.50m (11'6")  
Office 4 – 3.81m (12'6") x 2.54m (8'4")  
Office 5 – 3.80m (12'5") x 2.06m (6'9")

Male and female toilet facilities, kitchenette. Gas fired central heating with radiators and electric heating in the ground floor.

**RENT** £17,000 per annum including the ground floor space and the whole of the first floor offices.

**Alternatively**

£11,500 per annum exclusive for the ground floor and two offices on the first floor.

This opportunity is provided by tenants renting the three offices on the first floor but would vacate should a new tenant require the whole of the first floor office space.

**LEASE TERMS** A new repairing and insuring lease is available, the duration of which is subject to negotiation.

**RATES** Rateable Value: £7,100

We understand that due to the low rateable value, no business rates will be payable in most circumstances. Interested parties are advised to verify these figures with the local authority.

**SERVICE CHARGE** We are not aware of any service charge levied on the premises but there is a large communal car park to the front with space provided for customer/clients and there is a possibility there is a service charge could be levied towards the upkeep and week control.

**VIEWING** By appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: D**

