

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

TOWN CENTRE OFFICES WITH PARKING FOR SALE

JALUCH HOUSE, 5 DEWEYS LANE, RINGWOOD. BH24 1AJ

LOCATION

The office premises are located just off the Market Place in this busy New Forest market town. The nearby A31 trunk road provides access to Bournemouth, Poole, Southampton and Winchester, also leading to the motorway network to London.

DESCRIPTION

A rare opportunity to purchase a virtual freehold office building on two floors and held on an original 999 year lease from 5th February 1998.

Largely open plan offices on two floors accessed by a commercial spiral feature staircase in the centre of the accommodation.

Ground floor 6.77m x 5.48m (22'2" x 18'0")

Conference room 5.48m x 3.60m (18'0" x 11'10")

Four demountable interview pods are currently fitted.



Net usable area approximately 123.11m² (1,379 ft²)

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First floor 11.54m x 5.43m (37'10" x 17'10")
including personal office
Print room 2.50m x 2.24m (8'2" x 7'4")
Electric convector heating
Kitchenette 1.70m x 1.49m (5'7" x 4'11")
Male and female toilet facilities
Utility cupboard
Computer trunking



PARKING There is a car park adjoining the premises with four parking spaces available.

RATES Rateable Value: £19,500 including car parking spaces.

Rates payable: We estimate the rates payable for 2025/26 amount to approximately £9,730.50 for this current year but we would recommend confirming this with the Local Rating Authority as this may be eligible for certain concessions.

SPECIAL NOTE The vendor was granted planning permission on 13th June 2018 for the conversion into residential flats under Planning Number 18/10231 from New Forest District Council. This permission has since expired but can be viewed on the NFDC website and we are not aware of any reason why this should not be renewed with a fresh application.

PRICE £250,000 for the remainder of the original 999 year lease from 5th February 1998.

VIEWING By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: C



