

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## PRIME TOWN CENTRE SHOP TO LET EXCEPTIONAL TRADING LOCATION

***33 HIGH STREET, RINGWOOD. 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 with a good footfall and pedestrian access linking the main town centre car park with the High Street.

### DESCRIPTION

This double fronted retail opportunity has just been the subject of a very extensive refurbishment now providing a substantial premises with staff toilets, kitchenette and storage/mess area on the first floor.

**Internal frontage 6.01m (19'9")**

**Shop depth 22.41m (73'6")**

**Retail area approx. 111.92m<sup>2</sup> (1,204 ft<sup>2</sup>)**

**Storage/mess area 5.21m x 2.89m (17'1" X 9'6")**

**Kitchenette and toilet facilities**



**Internal Area Approx. 111.92m<sup>2</sup> (1,204 ft<sup>2</sup>)**

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.

- OUTSIDE** There is rear access providing limed parking space.
- 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 £38,000 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: £29,750 from 1<sup>st</sup> April 2026
- VIEWING** By appointment only please through the Agents, who hold a key.
- EPC** Upon completion of the refurbishment, a new EPC certificate will be issued.





