

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SUBSTANTIAL LOCK-UP SHOP TO LET

28-30 SOUTHAMPTON ROAD, RINGWOOD. BH24 1HY

LOCATION

Southampton Road is a prime trading location within the town centre and nearby multiples include Boots, Iceland, Hayes Travel and Domino's together with a variety of private retail traders, Ringwood is a busy and popular New Forest market town just off the A31 trunk road providing day to day shopping facilities for a wide area.

DESCRIPTION

A detached building occupying a corner and very strong trading location, originally built as a supermarket but now providing a rare opportunity for a multiple seeking a presence in the town.

ACCOMMODATION

Ground Floor – Retail area approx. 46.66m x 16.65m (153'1" x 54'8"). 683.30m² (7,355 ft²).
Rear Storage/Office.

Gross Internal Area approx. 767.70m² (8,263 ft²)

OUTSIDE

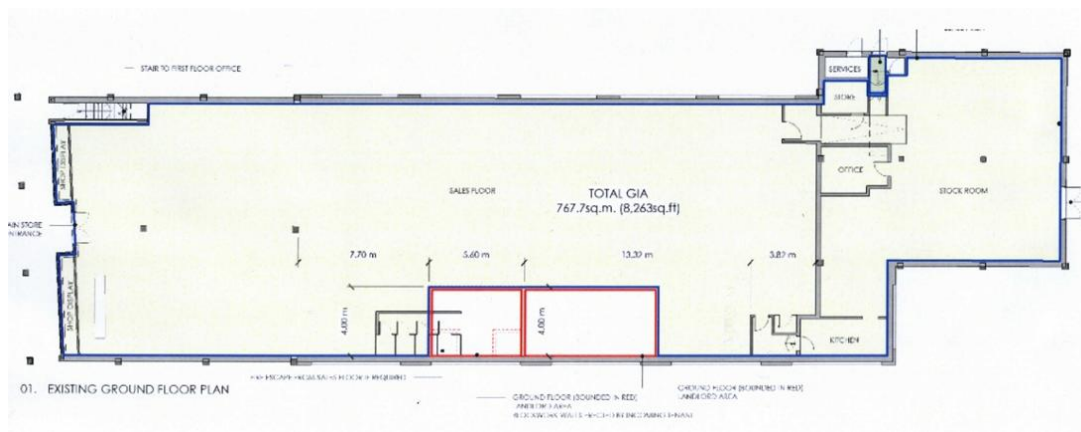
A large car park to the rear with loading doors to the rear stock room.



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LEASE TERMS	A new excluded FRI lease is available for a duration to be agreed, with upward only rent reviews.
RENT	Rental offers are invited for this substantial opportunity.
RATES	Rateable value £62,000
VIEWING	Strictly by appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: B



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