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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

CHARACTER TOWN CENTRE OFFICES - TO LET

FIRST & SECOND FLOOR APPROX. 111.29 m² (1,198 ft²)

DEWEYS HOUSE, 55 HIGH STREET, RINGWOOD. BH24 1AE

LOCATION

The premises are located in the High Street, adjoining the Market Place in the centre of this New Forest market town of Ringwood. The nearby A31 trunk road provides excellent access to Bournemouth, Southampton and the motorway network to London.

ACCOMMODATION

The office suite forms the upper floors of a very fine building of immense character, retaining many of the original features including the original staircase, wall panelling, original fireplaces and window seats.



Nett Internal Area Approx. 111.29m² (1,198 ft²)

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.

Personal front door leading to entrance hall and original staircase to the first floor:

Office 1 – 16'10" x 14'8" (5.13m x 4.48m) - 247 ft² (22.95m²)

Office 2 – 16'5" X 14'9" (5.00m x 4.50m) - 242 ft² (22.48m²)

Office 3 – 12'11" x 12'10" (3.95m x 3.91m) - 166 ft² (15.42m²)

Male & Female toilet facilities recently re-fitted.

Second floor:

Office 4 – 18'0" x 11'3" (5.49m x 3.42m) - 202 ft² (18.77m²)

Office 5 – 13'5" x 9'7" (4.09m x 2.91m) - 128 ft² (11.89m²)

Office 6 – 13'7" x 13'7" (4.14m x 3.41m) - 151 ft² (14.03m²)

Kitchen - 9'2" x 6'11" (2.79 x 2.10m) - 63 ft² (5.65m²)

Gas fired boiler.

Period features include:

Original staircase with turned spindles, some timber panelling, original fitted window seats in some offices, original fireplaces.

Additional features include:

Gas central heating with radiators, fully carpeted, quality drapes to windows in hall and landing windows.



PARKING	There are up to 4 parking spaces on site plus ample limited time casual parking available in the Market Place.
LEASE	A new “effective” full repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£21,091 per annum exclusive of outgoings.
SERVICE CHARGE	A service charge is payable covering external repairs and external redecoration etc.
DEPOSIT	A deposit to be paid on or before completion of the lease equal to one quarters full rent and held by the landlords for the lease duration.
BUSINESS RATES	<p>The premises are assessed for rating purposes at £14,250 from April 2026</p> <p>This is not the amount payable and we would recommend interested parties to contact the Local Authority regarding individual levels of business rate relief available.</p>
VIEWING	By appointment only please through the agents who hold the key.

ENERGY PERFORMANCE ASSET RATING: D



