

FIRST & SECOND FLOOR PREMISES TO LET

7 HIGH STREET, RINGWOOD. BH24 1AB

LOCATION

The property is situated in the centre of Ringwood close to Fridays Cross, the junction of High Street, Southampton Road and Christchurch Road. Ringwood is a vibrant New Forest market town with excellent road communications via the A31 and the A338 providing good access to Bournemouth, Poole, Salisbury, Southampton and the motorway network to London.

DESCRIPTION

The property comprises a three storey building with its own front door entrance off the High Street and stairs leading to two floors of premises.

The accommodation comprises three good sized rooms on the first floor together with two toilets and kitchenette plus stairs to an open plan area on the second floor providing much character with exposed beams etc.

The premises are currently used as an out of school centre to a good standard with almost new electric panel heating and fully carpeted. Having the benefit of a personal front door and High Street address the space would ideally suit office accommodation.



Net Area Approximately 115.19m² (1,240 sq. ft)

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ACCOMMODATION	First floor premises 795 ft ² - 3 rooms Second floor 446 ft ² - open plan Total 1,240 ft²
LEASE TERMS	The premises are available by way of a new internal repairing and insuring lease for a term to be agreed.
RENT	£9,500 per annum exclusive of outgoings, plus V.A.T.
SERVICE CHARGE	External repairs and re-decoration proportion to be paid by a service charge as and when work is required.
BUSINESS RATES	Rateable value: £13,250 from 1 st April 2026 This is not the amount payable. We would advise interested parties to contact the Local Authority for advice over any relief that maybe available.
DEPOSIT	A rental deposit will be required.
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: E



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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT