

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

TWO RETAIL or OFFICE PREMISES TO LET

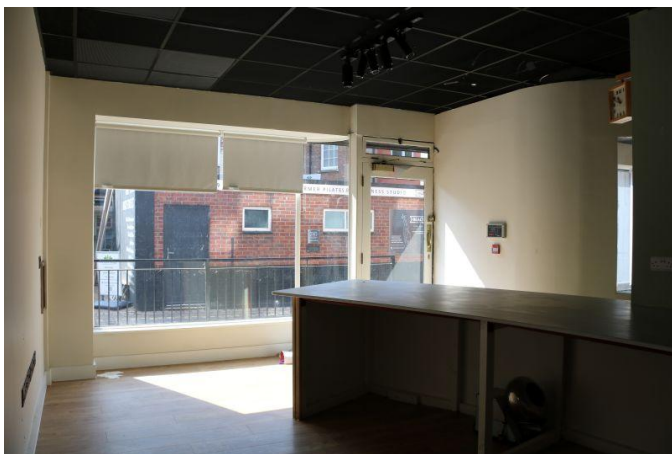
1-7 MEETING HOUSE LANE, RINGWOOD. BH24 1AY

- LOCATION** Ringwood is a popular New Forest market town approximately 12 miles from Bournemouth, 17 miles south of Salisbury and 22 miles to Southampton. The nearby A31 dual carriageway provides links to Bournemouth and the M27/M3 motorway networks.
- DESCRIPTION** The premises are situated in Meeting House Lane that connects the Market Place and High Street with the town centre car park and the adjacent Furlong Shopping Centre.
- This ground floor retail unit is currently open plan if some existing partitioning is removed. The landlord intends installing a new partition wall to provide two self contained shop units both of a similar size.
- Shop 1 – Width 5.22m (17'1") Shop Depth 7.06m (23'2") Retail area approx. 36.84m² (396ft²). Kitchenette and toilet facilities.
- Shop 2 – Shop frontage 5.10m (16'9") Shop Depth 7.05m (23'1") Retail area approx. 35.95m² (386ft²). Kitchenette and toilet facilities.
- Externally, there is a small communal courtyard at the rear plus external display area at the front. One allocated parking space to the side of the building.



Internal Area Approx. 36.84m² (396ft²) & 35.95m² (386ft²)
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PARKING	Parking is available most days in the Market Place, also the main Ringwood car park and Furlong Shopping Centre all within a few hundred yards of the property.
LEASE TERMS	New repairing and insuring excluded leases are available for a term subject to negotiation.
RENT	Shop 1 - £10,750 per annum, exclusive of outgoings. Shop 2 - £10,250 per annum, exclusive of outgoings.



DEPOSIT	A security deposit will be required for each shop equal to 3 months full rent and payable upon completion.
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SERVICE CHARGE	A service charge may be payable towards external maintenance and exterior redecoration.
BUSINESS RATES	Subject to re-assessment
VIEWING	By appointment only please through the Agents who hold a key.

ENERGY PERFORMANCE ASSET RATING: C

