

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

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 was originally open plan but currently partitioned to provide two separate areas and could be separated to provide 2 shop units. This partitioning can be removed if required. To the rear, there is a well fitted kitchen area and cloakroom with shower unit, both located to the rear of the premises.

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.

Gross internal frontage approx. (34'2") 10.04m

Shop depth approx. (23'5") 7.14m



Internal Area Approx. 70 m² (753 ft²)

Cont'd

PARKING	Apart from one dedicated space to the side of the premises, 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	A new repairing and insuring excluded lease is available for a term subject to negotiation.
RENT	£22,000 per annum, exclusive of outgoings.
DEPOSIT	A deposit will be required equal to 3 months full rent and payable upon completion.
SERVICE CHARGE	A service charge may be payable towards external maintenance and exterior redecoration.
BUSINESS RATES	Rateable Value £20,500 This is not the amount payable and we would recommend interested parties to contact the Local Authority to establish the likely amount payable with Small Business Rates Relief and other allowances available dependent upon individual circumstances.
VIEWING	By appointment only please through the Agents who hold a key.

ENERGY PERFORMANCE ASSET RATING: C

