

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

NEIGHBOURHOOD SHOP OPPORTUNITY TO LET

**133 SOUTHAMPTON ROAD
RINGWOOD, HAMPSHIRE. BH24 1HT**

LOCATION A double fronted lock-up shop fronting the extremely busy Southampton Road, a main feed road to the eastern side of the Ringwood including the heavily populated Poulner area. The town centre is just over one mile distant with access onto the A31 dual carriageway.

DESCRIPTION The internal frontage **5.02m (17'1")**
Shop depth approx. **7.52m (24'8")**
Arranged as two interconnecting areas
Kitchen **3.48m x 1.26m (11'5" X 4'2")**
Toilet facilities
Gross internal area approx 43.87m² (472 ft²)

Previously used as a hairdressing salon for many years, some equipment remains, including a reception unit and two fitted backwash basins with chairs. These can be removed if required. The premises are suitable for a number of trades due to the high visibility with good customer parking, but use as a fast food outlet will not be considered.



Gross internal area approx 43.87m² (472 ft²)

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PARKING	There are up to 4 car parking spaces to the front of the premises alternatively this area can be used for external display. Non restricted parking is available both on the Southampton Road and also adjacent Gypsy Lane.
LEASE TERMS	A new full repairing and insuring excluded lease is available for a term of 6 years but subject to negotiation.
RENT	£15,000 per annum exclusive of outgoings.
DEPOSIT	A rental deposit equal to three months rent will be require upon completion and held by the landlord for the duration of the lease.
RATES	Rateable value: £7,200 from 1st April 2026 Due to the low rateable value, in most instances no business rates will be payable but interested parties should verify this with the Local Rating Authority.
VIEWING	By appointment only please through the Agents who hold a key.

ENERGY PERFORMANCE ASSET RATING: TBC

