11 Christchurch Road
Ringwood
Hampshire BH24 1DG
Phone (01425) 470570
Fax (01425) 480084

Carr & Neave

enquiry@carrandneave.co.uk · www.carrandneave.co.uk

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SUPERIOR LOCK-UP SHOP FOR SALE OR TO LET PROMINENT CORNER LOCATION

58-62 HIGH STREET, RINGWOOD. BH24 1AG

LOCATION

The premises occupy an excellent corner trading location within Ringwood town centre having dual frontages to both the High Street and Market Place. The premises are close to a fine variety of good quality independent retailers together with numerous major multiples including Boots, Sainsbury's, Waitrose, Superdrug, Hobbs and Phase Eight.

DESCRIPTION

The shop area 7.05m x 6.48m (23'1" x 21'3")
Storage 1.78m x 1.02m (5'10" x 3'4")
Net area approximately 39.88m² (429ft²)
Basement storage approx. 31.59m ² (340ft²) with restricted headroom in one place.



Net Sales Area Approx. 39.88m² (429 ft²)

Plus Basement 31.59m² (340ft²)

Cont'd ....

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.

PARKING	There are no parking facilities with this shop, but the main Ringwood car park is located within a few hundred yards of the premises together with limited time casual parking in the Market Place.
LEASE TERMS	The premises are offered by way of a new full repairing and insuring lease, the duration of which is subject to negotiation. The lease will incorporate upward only market rent reviews every three years.
RENT	£16,000 per annum, exclusive of outgoings.
DEPOSIT	A rental deposit will be required by the landlord equal to one quarters rent.
RATES	Rateable Value £15,250 as at 1st April2026 This is not the amount that you pay and we would advise that you contact the Local Rating Authority over this to ascertain the amount payable in your particular circumstances.
	Alternatively:
	The freehold of the whole building is available with the benefit of a tenanted but spacious maisonette above. The address is 50 High Street, Ringwood and we understand that the accommodation briefly comprises, **ground floor**, spacious entrance with storage area, large sitting room overlooking the Market Place, separate dining room, kitchen and utility room plus separate W.C. **Second floor** provides 3 good bedrooms, bathroom/W.C. with shower over bath, gas central heating with radiators.
	We are verbally informed that the current tenant pays £15,000 per annum rent although we have not seen sight of any documentation to confirm.
	The price for the freehold with vacant possession of the shop and the tenanted flat is £325,000.
VIEWING	By prior appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: D (for both the shop & maisonette)