

TO LET

3 CLASS E UNITS

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



RETAIL/BUSINESS

goadsby

ROMAN QUAY

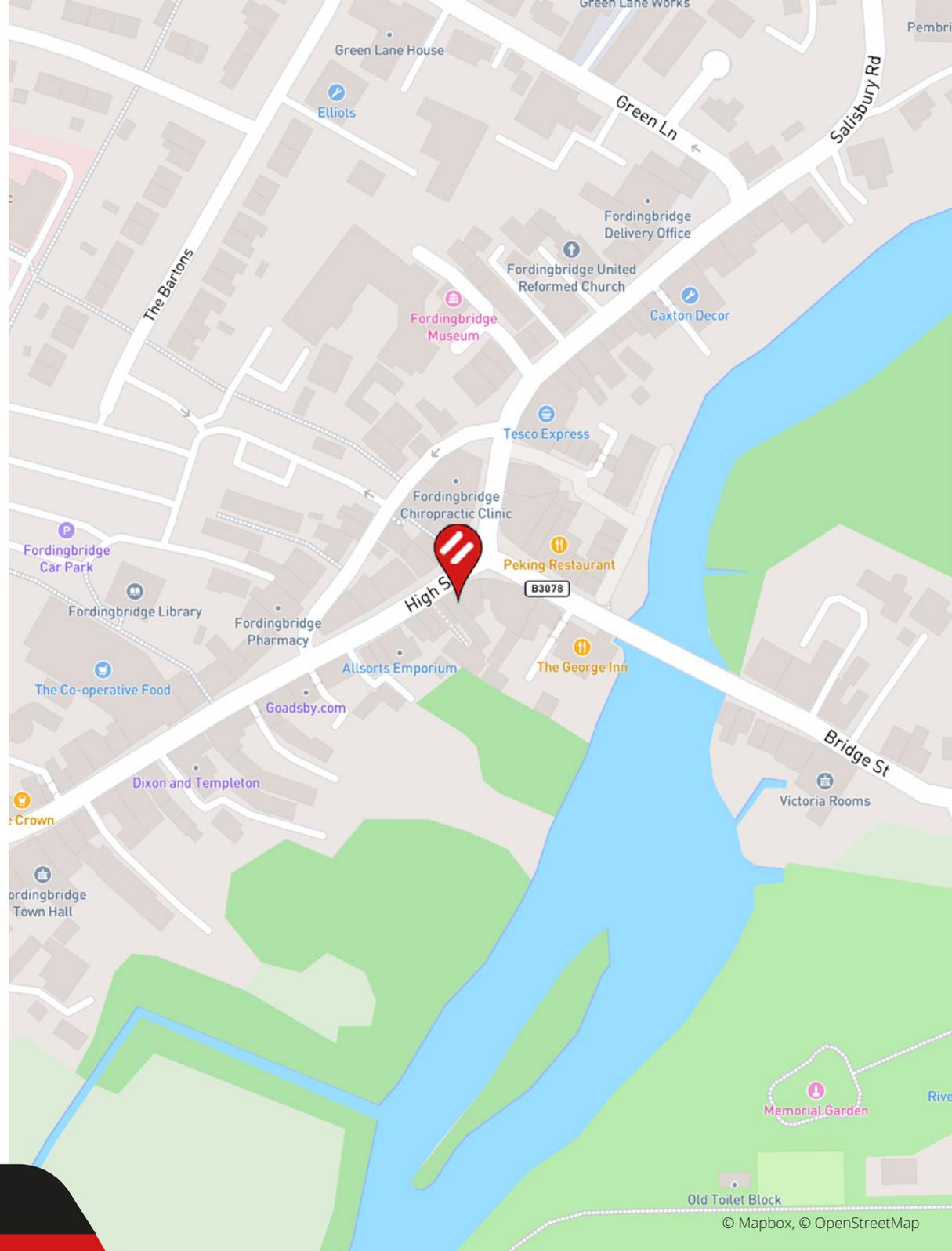
HIGH STREET, FORDINGBRIDGE, HAMPSHIRE SP6 1AS

SUMMARY >

- 3 CLASS E UNITS AVAILABLE
- FORMING PART OF AN ATTRACTIVE GRADE II LISTED BUILDING
- SITUATED ON FORDINGBRIDGE HIGH STREET
- A VARIETY OF USES TO BE CONSIDERED

Location

- Fordingbridge is an attractive town, situated on the northern edge of the New Forest
- The town is located in a convenient location being approximately 10 miles from the City of Salisbury, 15 miles from Southampton and 15 miles from BCP conurbation
- Roman Quay is an attractive Grade II Listed building, situated within Fordingbridge High Street
- Numerous multiple retailers are presented in the town, including **NATIONWIDE BUILDING SOCIETY**, **TESCO EXPRESS** and **CO-OP SUPERMARKET**



Unit 4 Roman Quay (Let Agreed)

Accommodation

Total Area Approx. 372 sq ft 35 sq m

Rent

£4,500 per annum, exclusive

Rateable Value

£4,050

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

EPC

C - 64

Service Charge

A service charge of £639 per annum is payable in respect of the upkeep and management of the common parts within the building and external repairs.

Insurance

£189.54 per annum.



Unit 5 Roman Quay

Accommodation

Total Area Approx. 276 sq ft 25.63 sq m

Rent

£6,500 per annum, exclusive

Rateable Value

£5,000

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

EPC

D - 85

Service Charge

A service charge of £687 per annum is payable in respect of the upkeep and management of the common parts within the building and external repairs.

Insurance

£203.78 per annum.



Unit 1 Roman Quay

Accommodation

Total Area Approx. 690 sq ft 64 sq m

Rent

£7,000 per annum, exclusive

Rateable Value

£6,300

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

EPC

C - 54

Service Charge

A service charge of £930 per annum is payable in respect of the upkeep and management of the common parts within the building and external repairs.

Insurance

£275.85 per annum.



Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)