



RETAIL

TO LET

High Street Retail
Premises In Sought
After Market Town
With 5 Rear Car
Parking Spaces

1,754 SQ FT // 163.05 SQ M

Summary

- High Street retail lock up retail premises located in the popular market town of Ringwood
- Arranged over ground and first floors
- Main open plan ground floor sales/ office area with additional staff and storage facilities
- Rear car parking for 5 cars
- Available on a new lease

Quoting Rent: £25,000 pax



Description

- Main open plan ground floor sales/office area
- Rear staff room/storage area
- Male and female WCs on the ground floor
- Internal access to the first floor which comprises a number of rooms/offices
- Rear car parking for approximately 5/6 cars

Accommodation

	sq m	sq ft
Ground Floor	98.21	1,057
First Floor	64.84	697

Total net internal area approx. 163.05 1,754



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£25,000 per annum** exclusive of all other outgoings.

Rateable Value

£21,500 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

TBC

Legal Costs

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

VAT

We have been informed that the premises is currently not elected for VAT.



ref: s358246

Viewings

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

 23 High Street, Ringwood, Hampshire, BH24 1AB



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