

# TO LET

## TOWN CENTRE LOCK-UP SHOP OPPORTUNITY



goadsby

1 HIGH STREET  
RINGWOOD, HAMPSHIRE, BH24 1AB

## SUMMARY >

- RINGWOOD TOWN CENTRE
- ARRANGED OVER THE GROUND FLOOR ONLY
- A VARIETY OF USES CONSIDERED WITHIN USE CLASS E
- ALLOCATED PARKING FOR TWO VEHICLES

QUOTING RENT: £20,250 PER ANNUM EXCLUSIVE



## Location

- Ringwood is an attractive Market Town located in Hampshire
- Bournemouth Town Centre is approximately 12 miles to the south
- Southampton is approximately 22 miles to the east
- The subject property occupies a prime trading position within Ringwood High Street
- The town plays host to a number of retailers, restaurants, coffee shops in addition to financial and professional service providers

## Description

- Double fronted lock-up shop premises
- Arranged over the ground floor only
- Main sales area with rear W/C with wash hand basin and kitchenette
- Allocated parking for two vehicles

## Accommodation

Ground floor	64.57	695
WC with wash hand basin	-	-
Kitchenette	-	-

## Rent

The premises are available to let by way of a new effective full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£20,250 per annum**, exclusive.

## Service Charge/Buildings Insurance

A service charge is payable for establishment lighting, contract refuse collection, car park maintenance, external repairs etc. This currently amounts to £340 per quarter, on account. Building insurance is currently payable at £665 per annum.



## Rateable Value

£18,500 (from 1.4.23)

## EPC Rating

D - 88

## 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, through whom all negotiations must be conducted.



**Edd Watts**  
edd.watts@goadsby.com  
07968 299408

**Jake Walker**  
jake.walker@goadsby.com  
07834 060918

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.

REF:  
s338444

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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/tenant once a sale/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/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.

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