



RETAIL

TO LET

Town Centre Retail Premises

100% Small Business Rates
Relief Available (Subject To Terms)

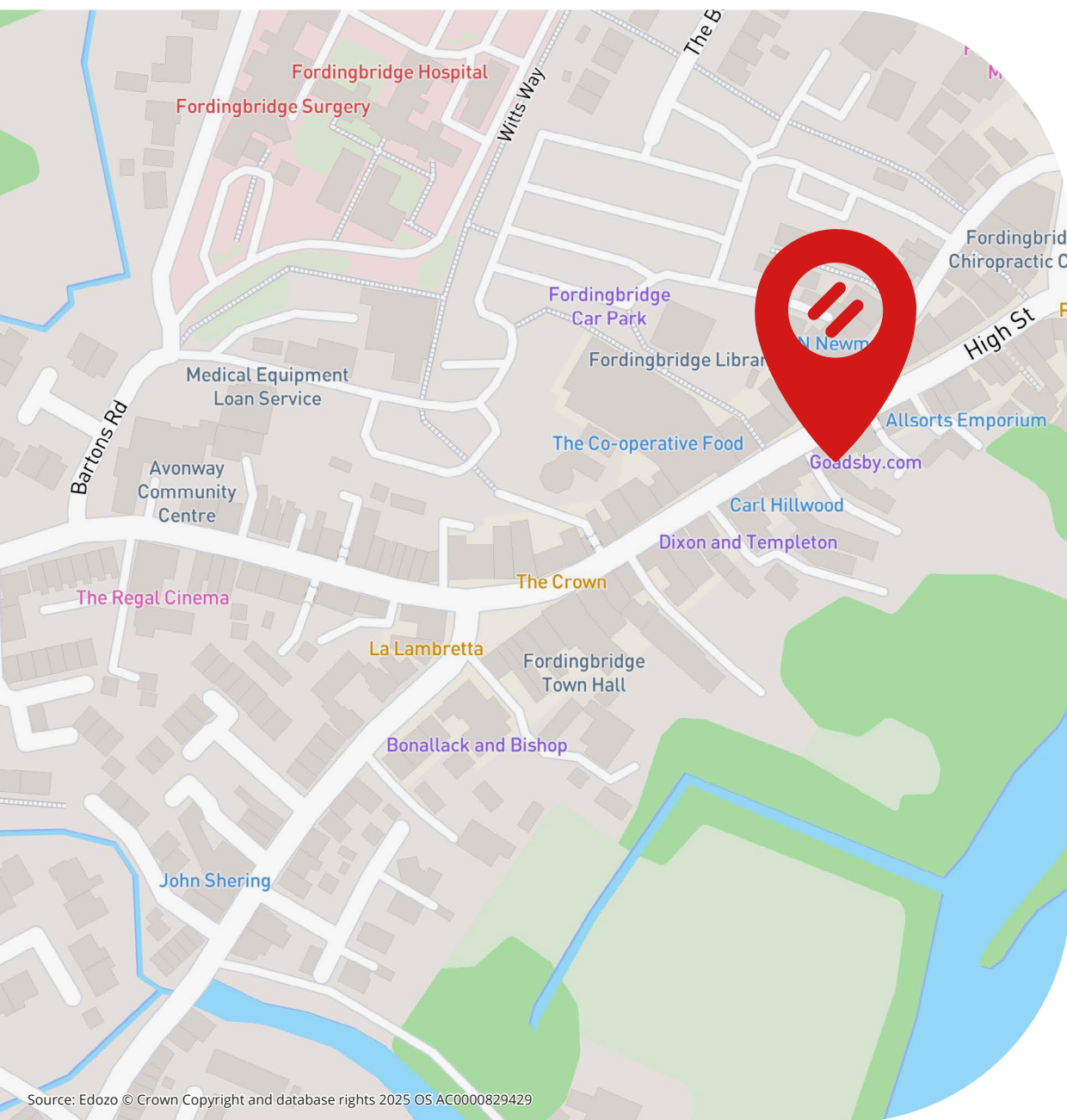
934 SQ FT // 86.75 SQ M

Summary

- Forms part of a Grade II listed building
- Suitable for a variety of uses
- Ground floor & basement
- 2 car parking spaces could be made available, subject to terms
- Rent incentive available (subject to terms)

Quoting Rent: £11,750 pax





Location

- Fordingbridge is an attractive Town situated on the northern edge of the New Forest making it a popular destination with tourists. The Town is situated in a convenient location being approximately 10 miles from the City of Salisbury, 15 miles from Southampton and 15 miles from the Christchurch/Bournemouth/Poole conurbation.
- This attractive premises is situated with the High Street where numerous multiple retailers are represented including **Co-Op Supermarket**, **Tesco Express**, **Coral** and **Nationwide Building Society**.

Nearby Occupiers



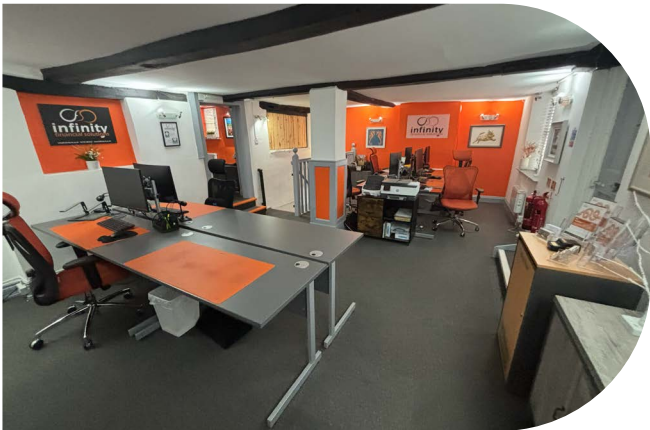
Description

- A Town Centre retail premises previously being occupied by an office user provides a well presented ground floor sales area/office space. The basement, accessed via an internal staircase, provides an area for storage facilities and a WC with wash hand basin. To the rear of the ground floor is a kitchenette.
- Two car parking spaces could be made available, further details are available through the agent.

Accommodation

	sq m	sq ft
Net Sales Area	73.57	792
Basement	13.18	142
WC with wash hand basin	-	-

Total net internal area approx. 86.75 934



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 **£11,750 per annum**, exclusive of all other outgoings.

Rateable Value

£9,900 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

EPC Rating

D - 87

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.



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.



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