

TO LET

PROMINENT RETAIL UNIT FRONTING BUSY THOROUGHFARE

382 SQ FT // 35.45 SQ M

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

xerocad.co.uk

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TO LET

01202 550000

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RETAIL

SCAN

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529 RINGWOOD ROAD
FERNDOWN, DORSET, BH22 9AQ

MUVA
PROPERTY GURUS

TRADITIONAL
ESTATE AGENTS
WITH A MODERN
TOUCH

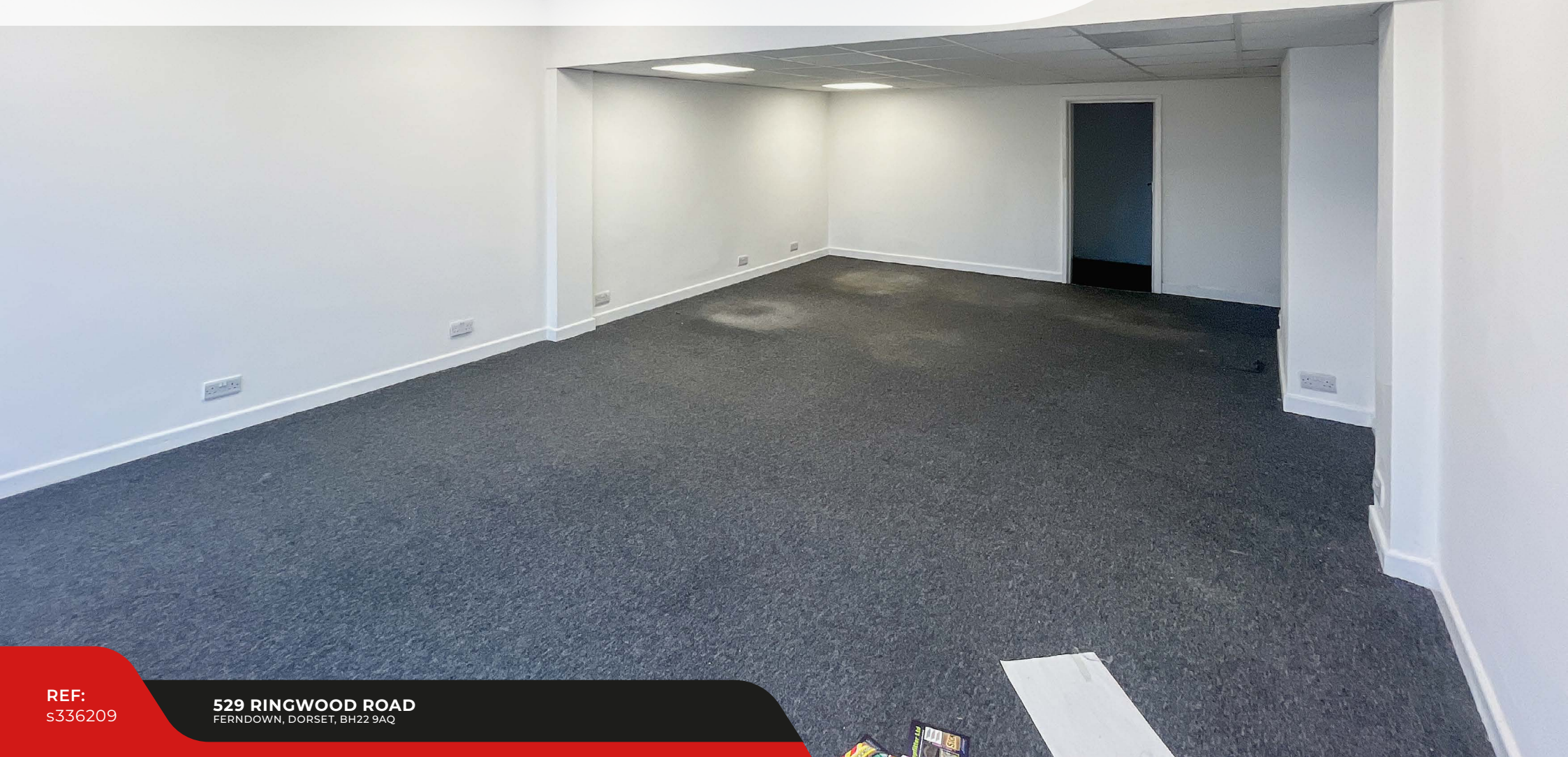
FEES FROM
0.8%
INC. VAT

FERNDOWN •
RINGWOOD •
WIMBORNE •
AND INCLUDING
SURROUNDING AREAS

SUMMARY >

- PROMINENT RETAIL UNIT FRONTING BUSY THOROUGHFARE
- LOCATED ON RINGWOOD ROAD AT THE JUNCTIONS OF VICTORIA ROAD AND NEW ROAD
- COMPRISING A MAIN SALES AREA WITH REAR KITCHENETTE AND WC
- AVAILABLE BY WAY OF A NEW LEASE
- SMALL BUSINESS RATES RELIEF AVAILABLE SUBJECT TO TERMS

QUOTING RENT: £13,000 PER ANNUM INCLUSIVE



REF:
s336209

529 RINGWOOD ROAD
FERNDOWN, DORSET, BH22 9AQ

Location

- Ferndown is situated on the northern side of the Bournemouth/Poole conurbation approximately 3 miles to the east of Wimborne and 4 miles to the south west of Ringwood
- The property is situated in a prominent facing position fronting Ringwood Road at its junction with Victoria Road and New Road
- A Tesco supermarket is located to the rear of the premises with numerous other multiple retailers in the vicinity including **Costa Coffee, KFC, Dominos and Pets Corner**

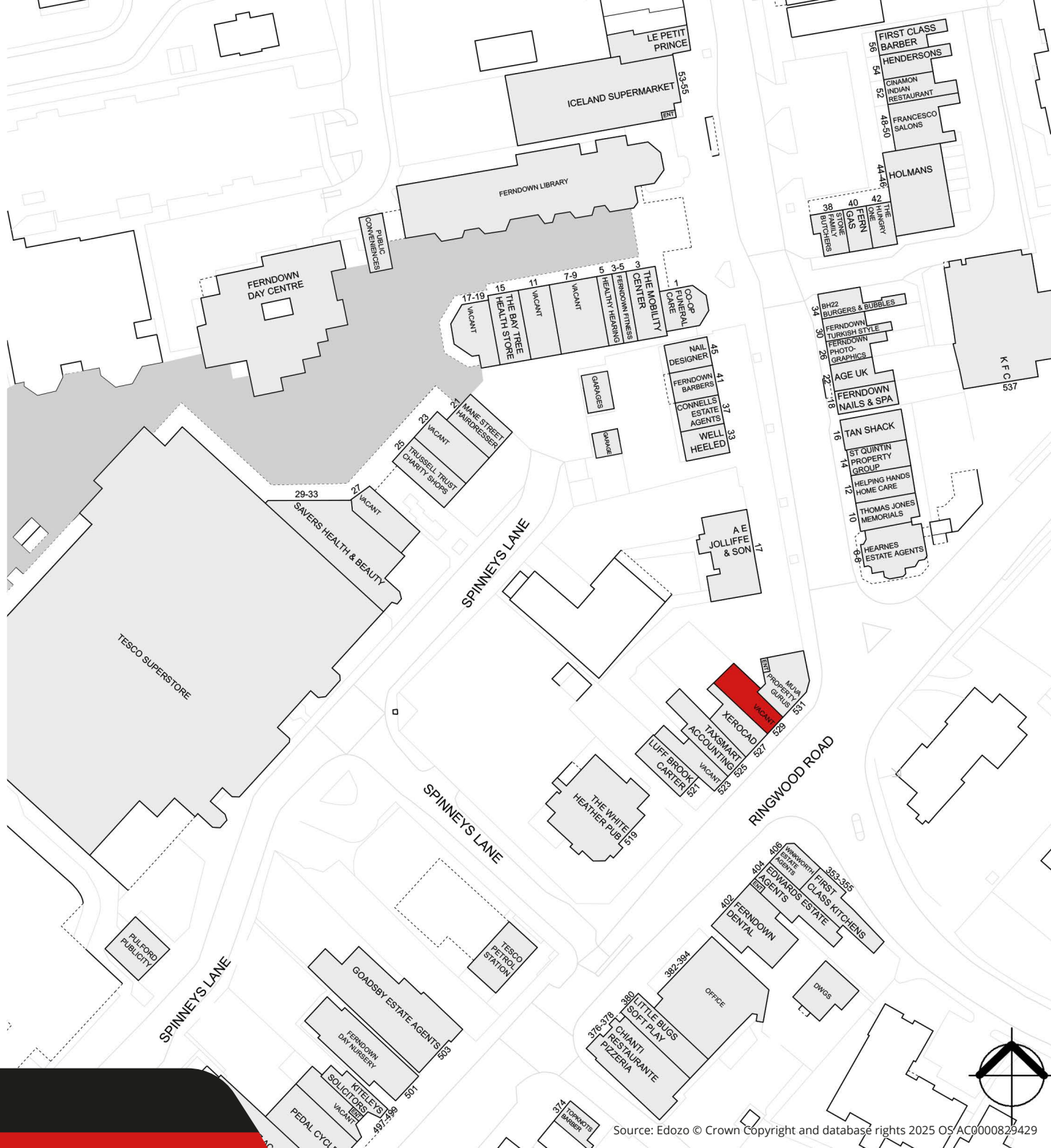


Description

- The premises are arranged over the ground floor only and comprise a main open plan sales area with a rear kitchenette and single WC
- The premises are well presented throughout and would suit a variety of uses

Accommodation

	sq m	sq ft
Sales area	32.85	354
Kitchenette	2.6	28
Total net internal area approx.	35.45	382



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Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£13,000 per annum**, exclusive of all other outgoings.

Rateable Value

£7,800 (Rates payable at 49.9p in the pound (Year commencing 1st April 2024))

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

EPC Rating

D - 76

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 joint sole agents, Goadsby and Nettleship Sawyer, 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/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.

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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