



RETAIL

**MIXED USE  
FREEHOLD  
FOR SALE**

Prominent Retail  
Premises With A  
Self-Contained Flat

## Summary

- Prominently located corner retail premises
- 1 x 3 bedroom flat
- Adjacent to The Co-Operative convenience store
- Benefitting from frontage to both Station Road and Ringwood Road
- A car park is located at the rear of the premises
- Of interest to owner occupiers, investors and developers (S.T.P)

**Quoting Price: £449,000**





## Location

- Alderholt is a village located in East Dorset, situated 3 miles west of Fordingbridge
- The subject property is located in a prominent position fronting both Station Road and Ringwood Road
- Co-op is located adjacent to the subject premises, being the village local convenience store

## Description

- The premises is arranged over ground and first floor
- The ground floor lock up retail unit is accessed via Ringwood Road and comprises a good sized sales area with ancillary storage space and a WC with wash hand basin
- The first floor comprises a 3 bedroom flat with a kitchen, reception room and bathroom
- The premises also benefits from a car park which is accessed via Station Road
- The premises would suit a variety of uses (STPP)

## Accommodation

### Ground Floor Class E Unit

	sq m	sq ft
Ancillary	51.79	555
WC with wash hand basin	39.58	425
<b>Total</b>	<b>91.37</b>	<b>980</b>

### First Floor Maisonette

Bedroom 1	5.09m x 3.65 m (max)
Bedroom 2	2.73m x 3.74 m (max)
Bedroom 3	3.75m x 3.75 m (max)
Reception Room	3.69m x 5.16 m (max)
Kitchen	3.13m x 3.69 m (max)
Bathroom	3.11m x 2.14 m (max)

Loft access is via an internal staircase



## Price

£449,000.

## Tenure

Freehold.

## Rateable Value

**£7,300 (1st April 2026)**

100% business rates relief available - (subject to conditions)

## EPC Ratings

2 Station Road: TBC / 2a Station Road: E - 46

## Council Tax Bands

2a Station Road: A

## 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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