

TO LET

COMMERCIAL PREMISES WITH EXCELLENT ROAD FRONTAGE

SUITABLE FOR MOTOR TRADE & A VARIETY OF USES (STP)

549.27 SQ M // 5,913 SQ FT



BUSINESS SPACE

goadsby

156 CHRISTCHURCH ROAD
RINGWOOD, HAMPSHIRE, BH24 3AP

SUMMARY >

- 3 PHASE ELECTRIC & GAS
- FRONTS THE BUSY CHRISTCHURCH ROAD
- 3.2M EAVES HEIGHT IN WAREHOUSE
- PARKING FOR UP TO 30 CARS
- CLASS 4 MOT BAYS AVAILABLE – (RE-APPLY REQUIRED)

RENT: £65,000 PER ANNUM EXCL.



30 Parking
Spaces



3.2m
Internal Eaves
Height



D - 78
EPC Rating



Excellent
Transport Links

REF:
w307930

156 CHRISTCHURCH ROAD
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Location

The premises has frontage to the busy B3347 Christchurch Road and is located approximately half a mile to the southeast of Ringwood.

Christchurch Road connects with the main A31 and the A338. The A31 is approximately 1 mile to the north-west and connects with the M27/M3 motorway networks. The A338 leads to Salisbury.

Description

The premises is built to the following specification:

Warehouse

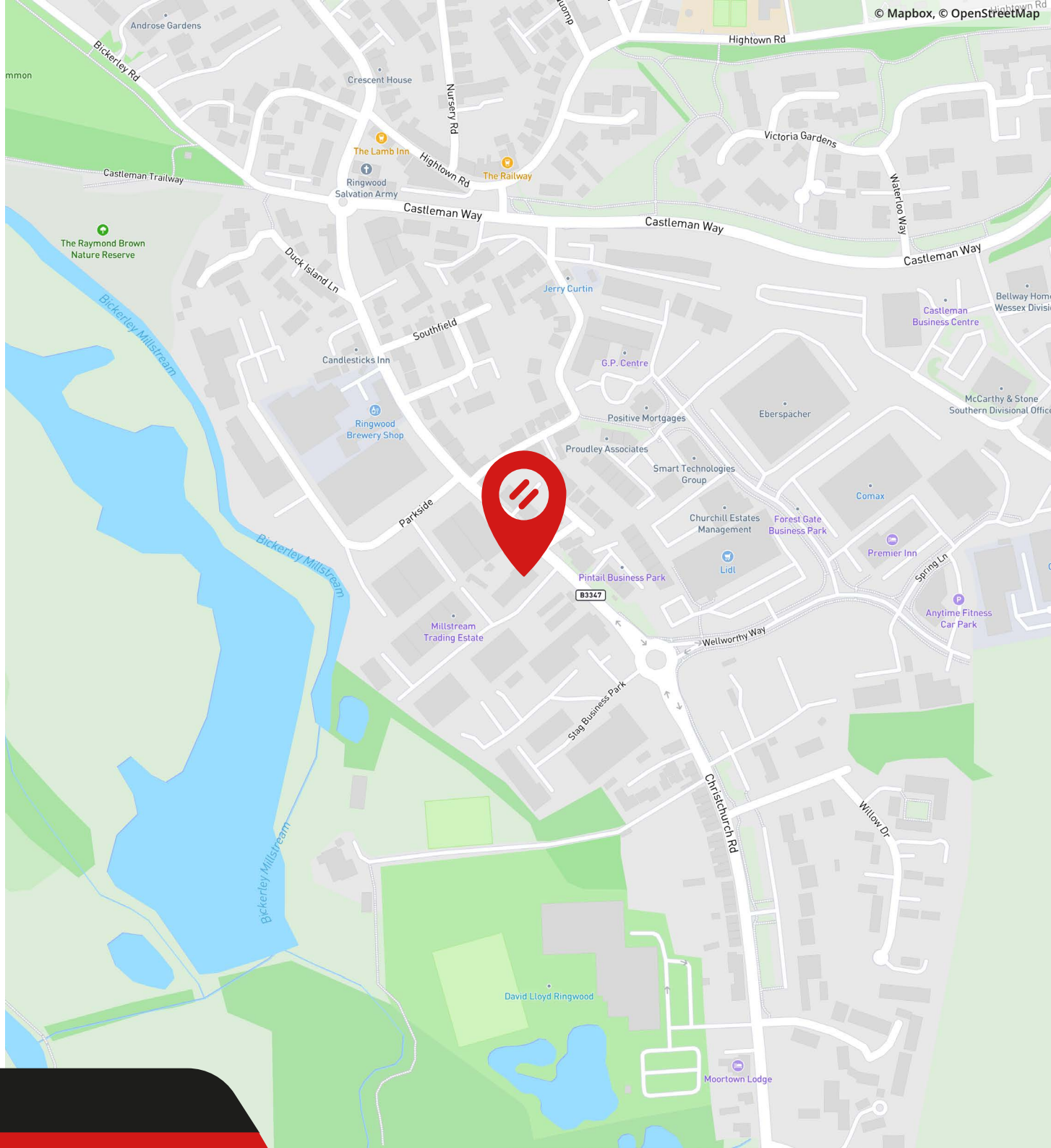
- Brick outer, blockwork inner wall construction
- Steel portal frame
- Daylight panels
- Gas fired heater
- Concrete floor
- Single glazed windows
- Rear loading door measuring w:3m h:3.6m

2 Story Front Offices

- Ground floor area currently used as a showroom
- 3 Individual first floor carpeted offices. (To be renovated)
- Kitchenette
- W.C's
- Sliding door to the front, currently suitable for a car showroom

Parking

- There is parking available on the front forecourt, to rear of the premises, down the side of the unit and 11 allocated parking spaces opposite the premises allowing parking for up to 30 vehicles



Accommodation

	sq m	sq ft
Warehouse	226.94	2,443
Ground floor showroom/offices	201.21	2,166
First floor offices	121.12	1,304

Total gross internal area approx. 549.27 5,913

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£65,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

156 Christchurch Road	£48,250 (from 1.04.23)
Land Adjacent to 156	£4,500 (1.04.23)

EPC Rating

D - 78

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 sole 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](#).

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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