

28 High Street, Ringwood, BH24 1AF

TO LET SELF-CONTAINED COMMERCIAL PROPERTY IN TOWN CENTRE LOCATION



LOCATION

The property is well located occupying a prominent corner position on the High Street in Ringwood town centre, alongside Pedlars Walk. The property is situated approximately halfway between Friday's Cross junction and Market Place.

Ringwood is a market town and benefits from a variety of retail and restaurant facilities both on the High Street and in the nearby Furlong Shopping Centre which includes both Sainsburys and Waitrose supermarkets.

Ringwood is located on the western border of Hampshire and Dorset and has excellent access to A31 dual carriageway which provides strong transport links to both Bournemouth and Poole as well as M27 motorway.

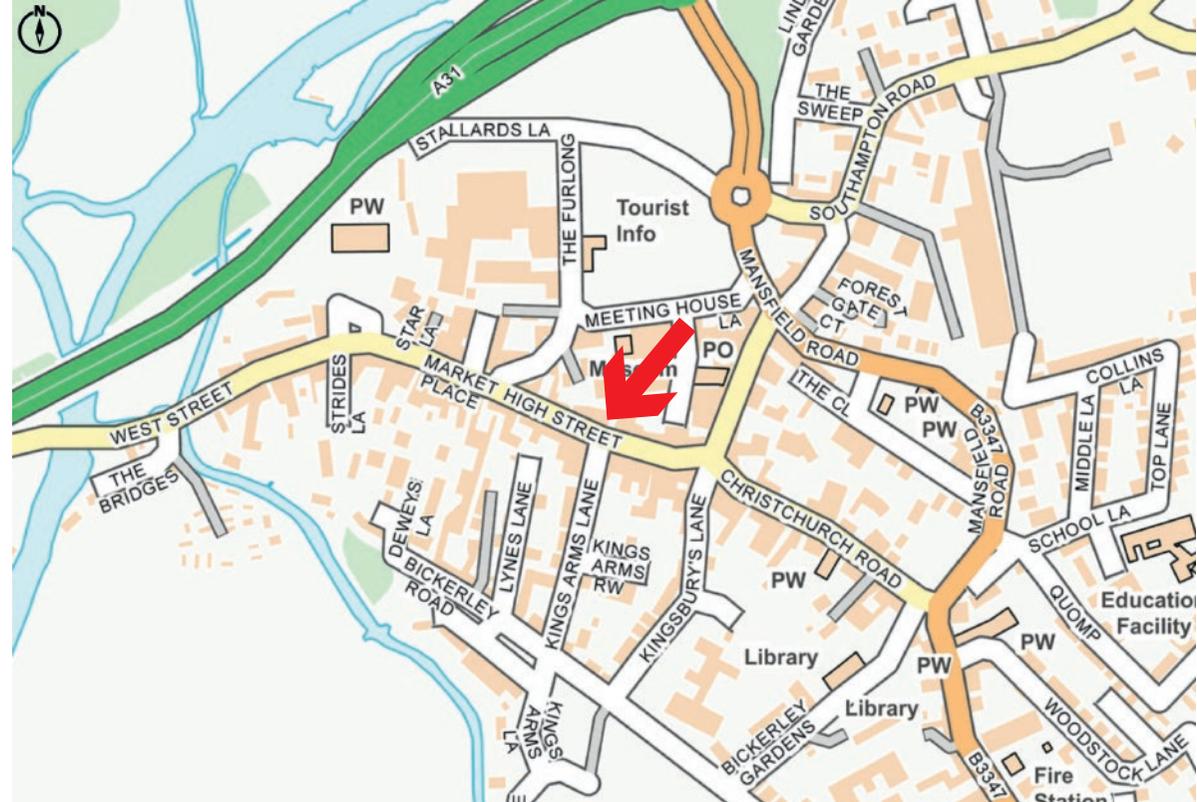
DESCRIPTION

The property comprises a two storey, semi-detached commercial building which has a double window frontage to Ringwood High Street. The property has a mix of rendered and brick elevations under a pitched tiled roof.

The front entrance leads into an open plan reception and waiting area beyond which there is a separate office/meeting room. A staircase leads to the first floor accommodation which comprises 3 separate offices, a break out area, kitchenette and a single WC. Underneath the staircase there is some open storage space.

The specification includes:-

- Plastered ceilings with surface mounted Category 2 strip lighting
- Gas fired central heating
- Trunking providing power and data points
- Wood effect flooring on ground floor
- Carpet on the first floor
- Security alarm



Description	SQ M	SQ FT
Ground Floor	45.78	493
First Floor including kitchen	37.93	408
Total Net Internal Area	83.71	901

TENURE

The premises are available by way of an assignment of the existing lease granted from 16 December 2022 for a term of 10 years.

RENT

£21,000 per annum exclusive of business rates, all outgoing and VAT.

BUSINESS RATES

The premises have a rateable value of £21,250 with effect from 1 April 2026.

EPC

The premises have an energy rating of C – 74 and the certificate is valid until 22 November 2032.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

