

**TO LET****Commercial  
Premises In Sought  
After Location**

Small Business Rate Relief  
Available Subject To Terms

**448 SQ FT // 41.61 SQ M**

**Summary**

- Class E commercial premises with external store
- Available via a new lease
- A variety of uses to be considered within Use Class E

**Quoting Rent: £6,000 pax**

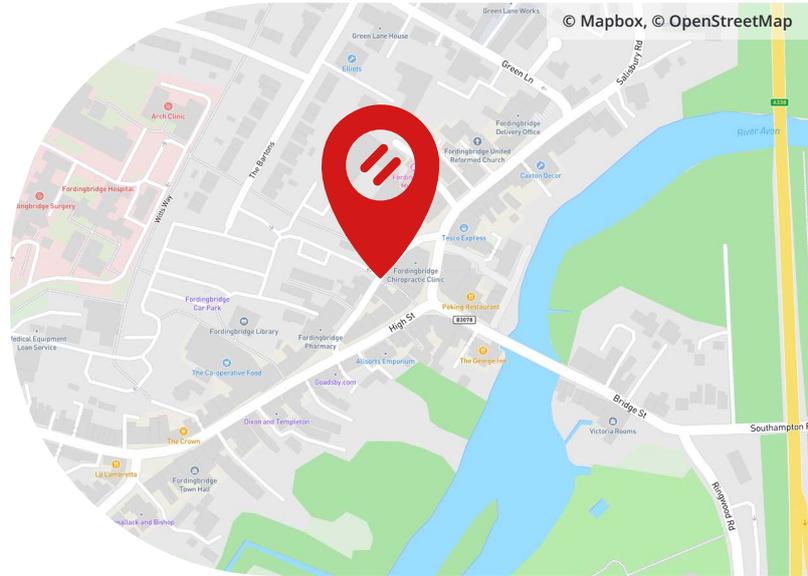


**Jake Walker** 07834 060918  
jake.walker@goadsby.com

**Edd Watts** 074968 299408  
edd.watts@goadsby.com

## 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 BCP conurbation.
- The premises is located at the rear of The Hundred, high street where numerous multiple retailers are represented including Cooperative Supermarket, Tesco Express, Nationwide Building Society



## Description

- A lock up commercial premises, suitable for a variety of uses
- An external store is located at the front of the premises
- Historically used as an ice cream parlour

## Accommodation

Total NIA area approx **41.61 sq m // 448 sq ft**

## Terms

**£6,000 per annum**, exclusive of rates and insurance premiums payable quarterly in advance by standing order.

## Rateable Value

£5,900 (from 1.4.26) 100% small business rates relief available (subject to terms)

## 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.

## EPC Rating

E - 115

## Viewings

Strictly by prior appointment through the sole agent, **Goadsby**, through whom all negotiations must be conducted.



**Jake Walker** 07834 060918  
jake.walker@goadsby.com

**Edd Watts** 07968 299408  
edd.watts@goadsby.com

## 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.