

# TO LET

## A FABULOUS FOOD AND BEVERAGE OPPORTUNITY

LOCATED IN THE CENTRE OF AN ATTRACTIVE MARKET TOWN ON THE **EDGE OF THE NEW FOREST**



# GROUND FLOOR

2 MARKET PLACE, RINGWOOD, HAMPSHIRE, BH24 1AW

## SUMMARY

- Food and beverage opportunity (other uses under Class E considered)
- Ground floor of an attractive mixed-used development
- Undergoing extensive refurbishment and available from Summer 2026
- Approximately 282 sq m/3,029 sq ft
- Strong trading position in the heart of the town centre
- Potential for external pavement licence for customer seating (subject to any necessary statutory consents)

**QUOTING RENT  
£60,000**  
per annum exclusive



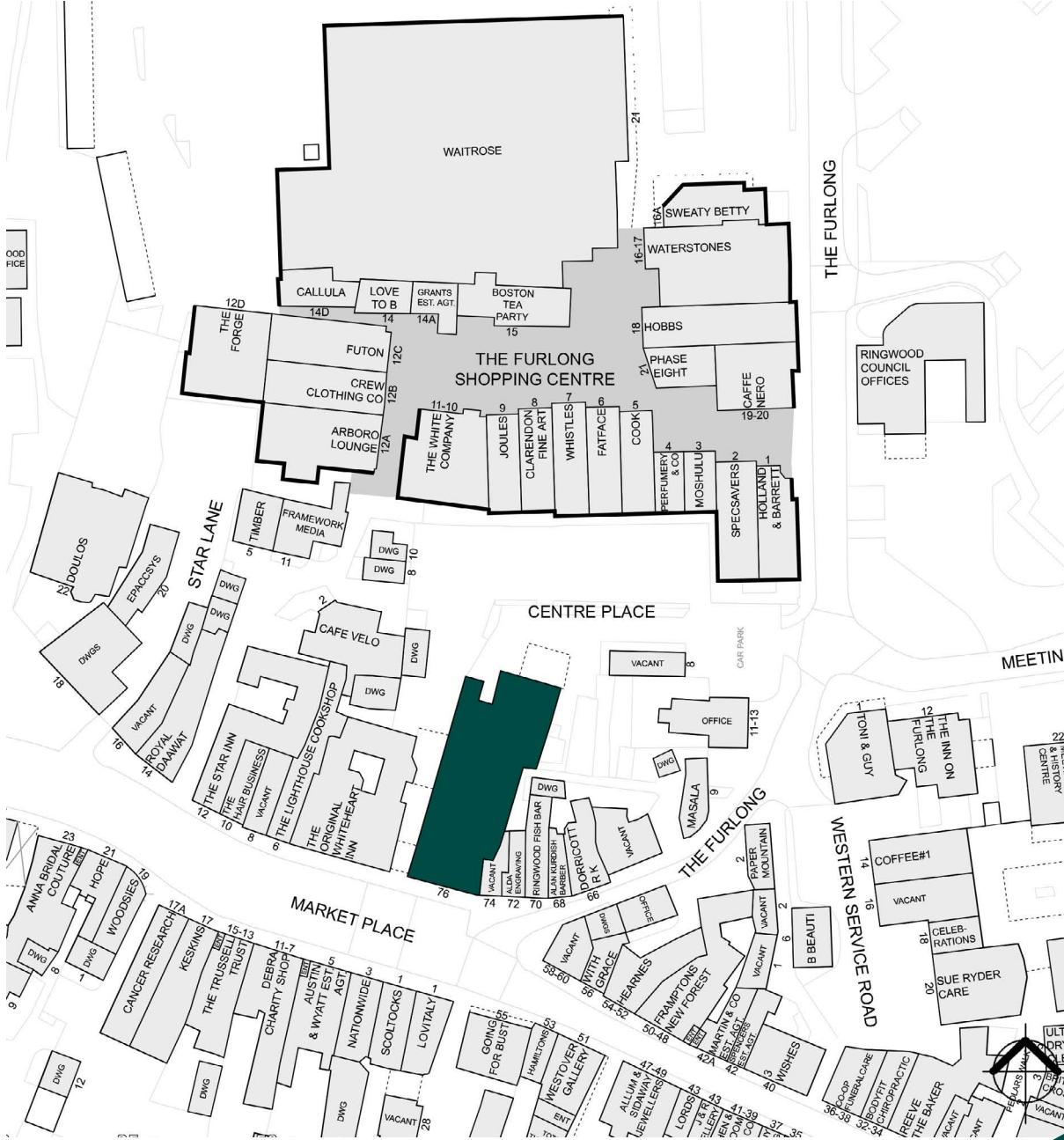


## RINGWOOD

- » Ringwood is an attractive Hampshire market Town located on the edge of the New Forest.
- » It is approximately 12 miles north of Bournemouth, 17 miles south of Salisbury and 22 miles south-west of Southampton.
- » The Town benefits from excellent road communications being located on the A31, which provides a dual carriage link to Bournemouth and also the M27/M3 motorway networks.
- » Bournemouth Airport is approximately 7 miles to the south-west and Bournemouth, Southampton and Hinton Admiral train stations, which provide services to London Waterloo, are approximately 12, 22 and 9 miles from Ringwood.

## SITUATION

- The premises occupy a prominent position fronting Market Place in the heart of the town centre
- There are an array of national occupiers, along with local independent shops, cafes and restaurants
- The Furlong Shopping Centre and main town centre car-park are approximately 200m and 260m from the premises respectively
- Occupiers with representation in the town include:-



Source: Edozo © Crown Copyright and database rights 2025 OS AC0000829429

## Photographs are of 'The Furlong' Shopping Centre

## DESCRIPTION

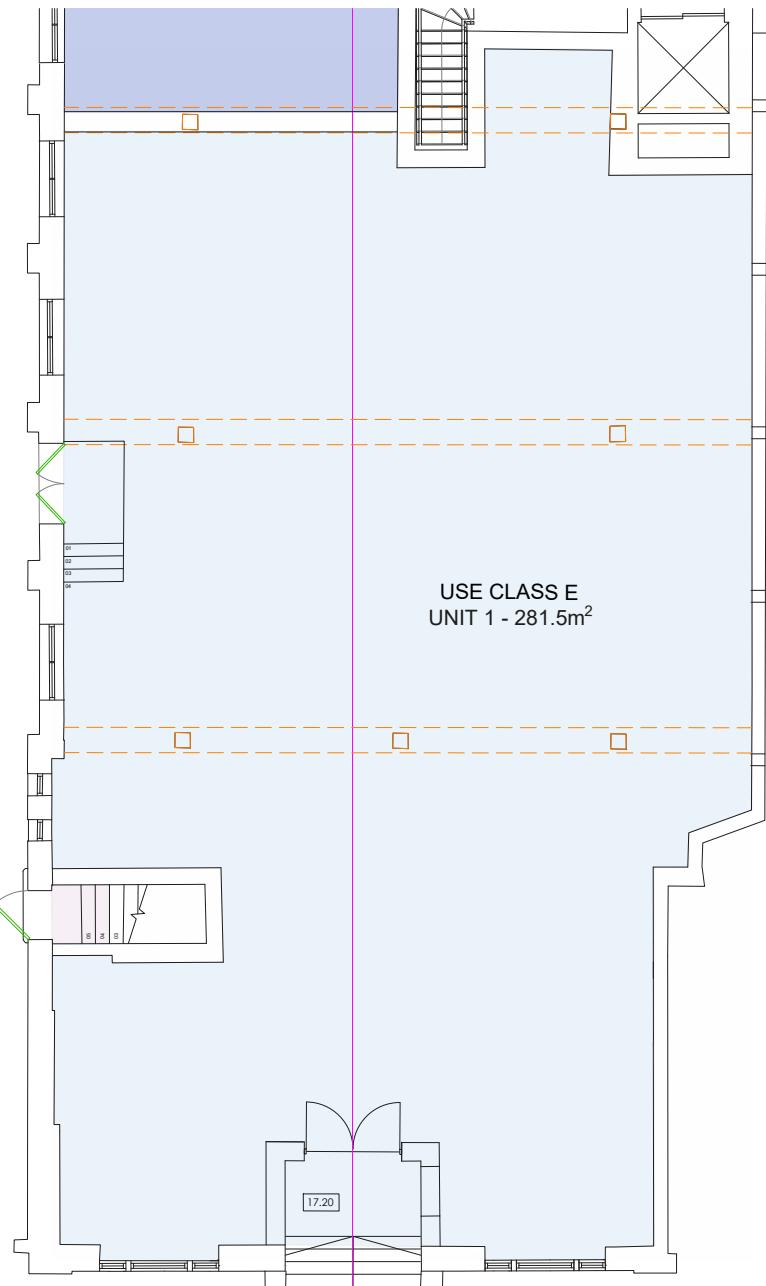
- Ground floor of a mixed-use development
- Undergoing extensive refurbishment and available from Summer 2026
- Potential for external pavement licence for customer seating (subject to the necessary statutory consents)
- Delivered in a shell condition with services.
- Approximately 282 sq m/3,029 sq ft

## RENT

**£60,000 per annum exclusive** of VAT and all other outgoings.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.



NOT TO SCALE - ILLUSTRATION ONLY



- 1 WAITROSE
- 2 BOSTON TEA PARTY
- 3 SWEATY BETTY
- 4 WATERSTONES
- 5 PHASE EIGHT
- 6 CAFÈ NERO
- 7 SAINSBURY'S
- 8 PREZZO
- 9 REEVES THE BAKER

2 MARKET PLACE

## FURTHER INFORMATION // CONTACT

### PLANNING

Planning consent was granted on 12<sup>th</sup> September 2025 for Class E.

### EPC RATING

A new EPC will be provided upon completion of the works.

### RATEABLE VALUE

To be reassessed upon completion of the works.

### 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

Please contact the agents, Goadsby, through whom all negotiations must be conducted.



### 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 once a sale 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 once terms have been agreed.

#### REFERENCES

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.