goadsby

29-31 High Street
Fordingbridge, Hampshire, SP6 1AS

RETAIL



TO LET

- 3 Months Rent Free

Class E Opportunity With Parking

934 SQ FT // 86.75 SQ M

100% Small Business Rates Relief Available (Subject To Terms)

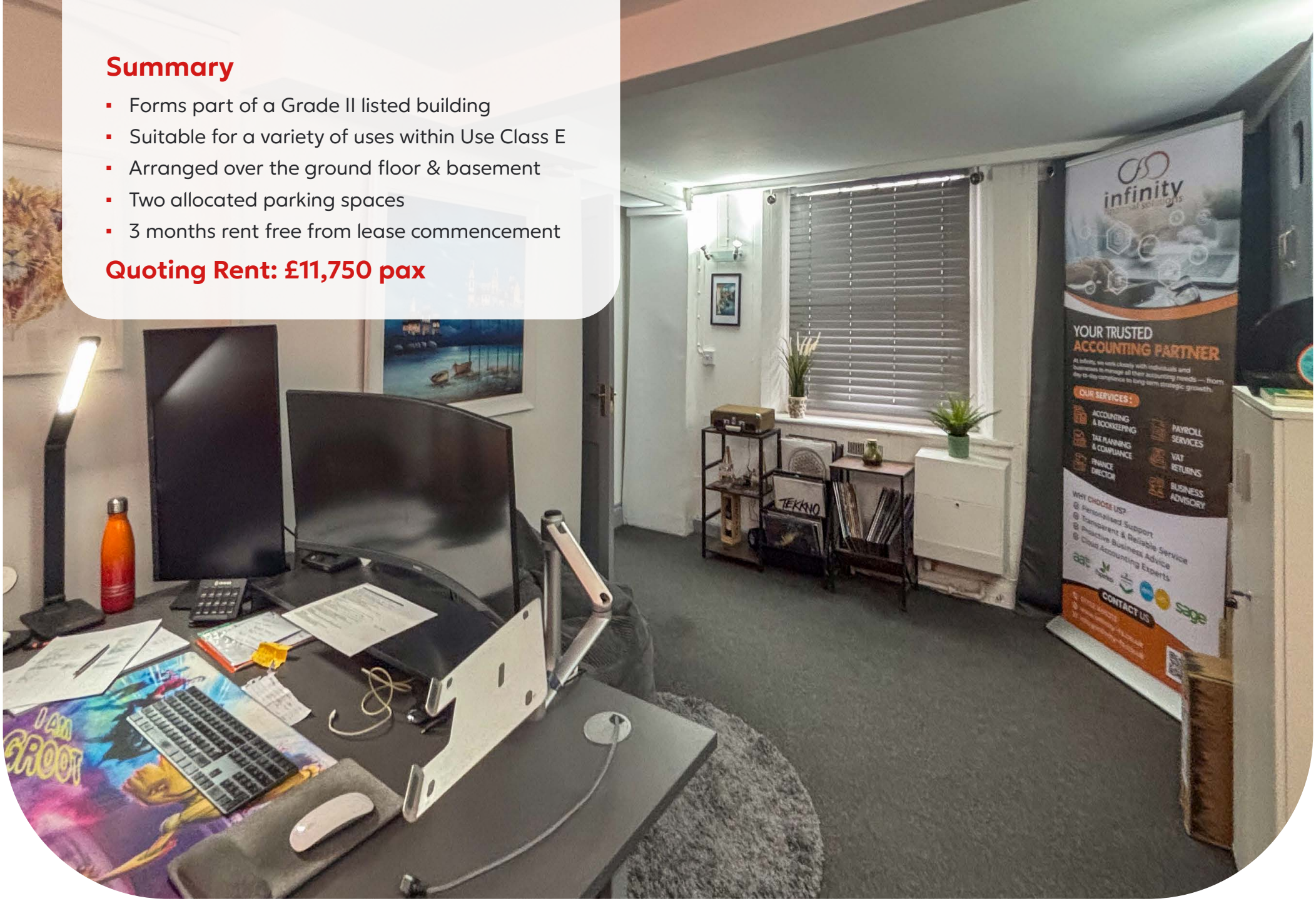
ref: s22066

retail.bmth@goadsby.com 01202 550066 goadsby.com

Summary

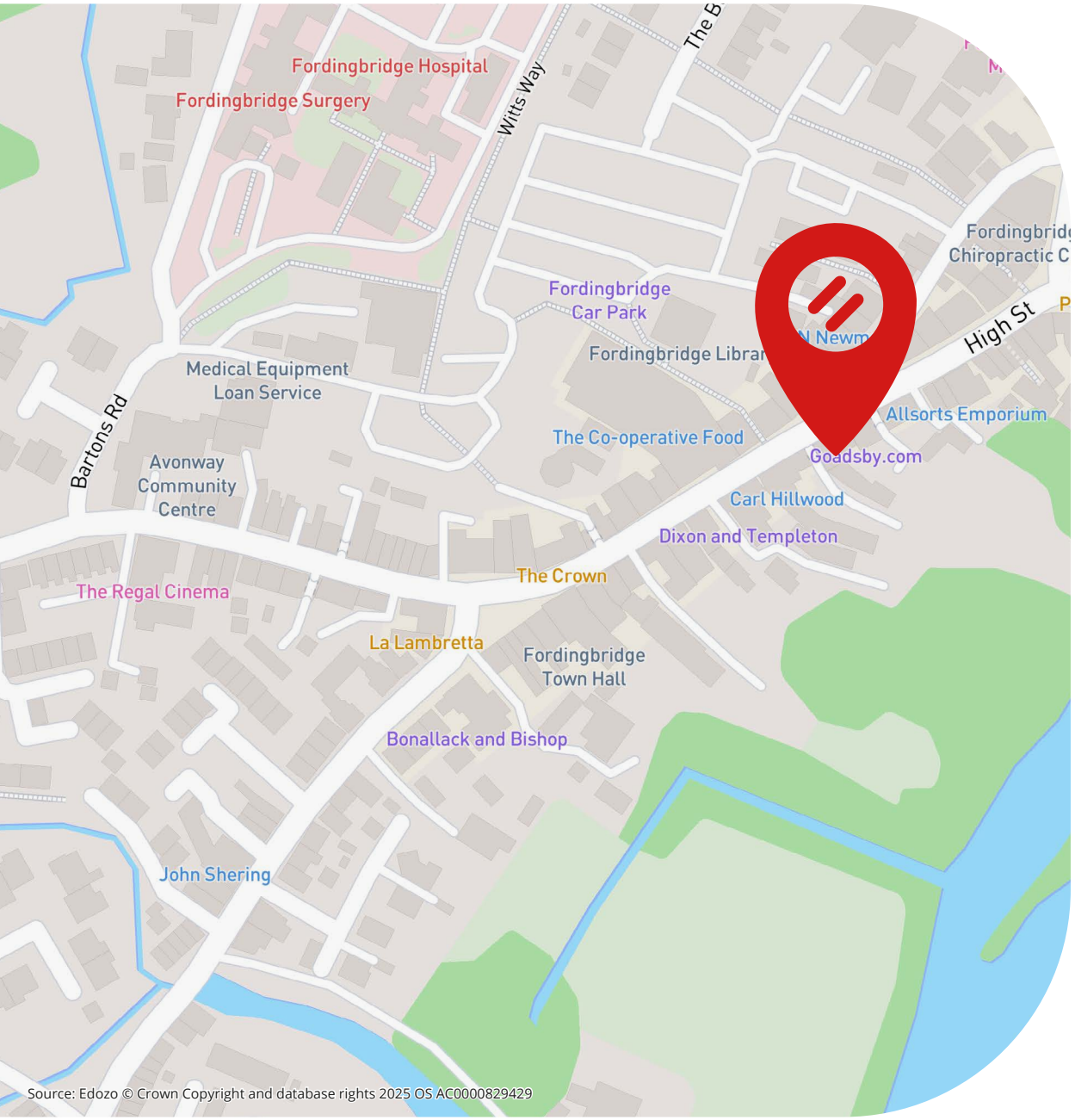
- Forms part of a Grade II listed building
- Suitable for a variety of uses within Use Class E
- Arranged over the ground floor & basement
- Two allocated parking spaces
- 3 months rent free from lease commencement

Quoting Rent: £11,750 pax



ref: s22066

29-31 High Street, Fordingbridge, Hampshire, SP6 1AS



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 Christchurch/Bournemouth/Poole conurbation.
- This attractive premises is situated with the High Street where numerous multiple retailers are represented including **Co-Op Supermarket, Tesco Express, Coral** and **Nationwide Building Society**.

Nearby Occupiers

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

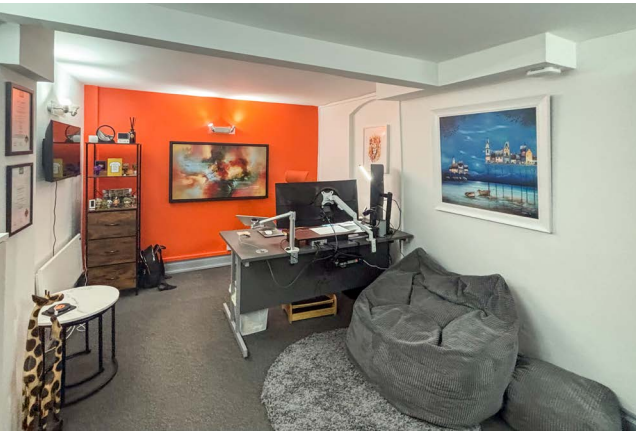
Description

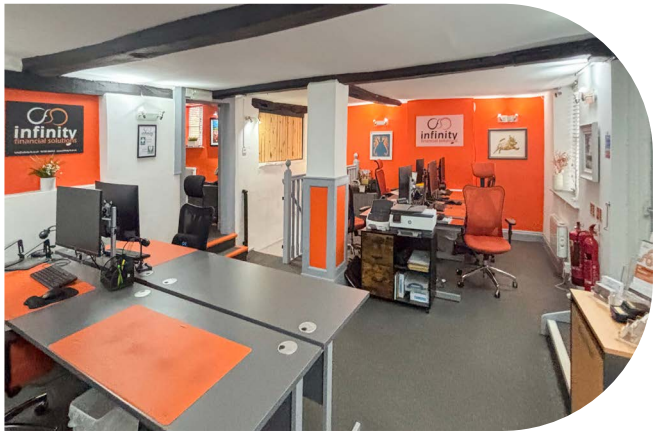
- Town centre Class E premises
- Well presented ground floor sales area/office
- The basement, accessed via an internal staircase, provides an area for storage facilities and a WC with wash hand basin
- To the rear of the ground floor is a kitchenette
- Two allocated car parking spaces



Accommodation

	sq m	sq ft
Net Sales Area	73.57	792
Basement	13.18	142
WC with wash hand basin	-	-
Total net internal area approx.	**86.75**	**934**





Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£11,750 per annum**, exclusive of all other outgoings.

Incentive

3 months rent free from lease commencement.

ref: s22066

29-31 High Street, Fordingbridge, Hampshire, SP6 1AS

Rateable Value

£9,900 (1st April 2026)
Rate payable at 38.2p in the pound (Year commencing 1st April 2026)
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

EPC Rating

D - 87

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.

goadsby
goadsby.com
01202 550066

Edd Watts 07968 299408
edd.watts@goadsby.com
Jake Walker 07834 060918
jake.walker@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.

goadsby

Commercial Property.
Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550022

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com

