

# FOR SALE

TWO PROMINENT  
RETAIL UNITS WITH  
UPPER PARTS,  
FRONTING BUSY  
THOROUGHFARE

523-525 RINGWOOD ROAD  
FERNDOWN, DORSET, BH22 9AQ



# SUMMARY

- Two **prominent retail units** fronting busy thoroughfare for sale
- Located on Ringwood Road at the junctions of Victoria Road and New Road
- 523 Ringwood Road is arranged over ground, first and second floors
- 525 Ringwood Road is arranged over basement, ground, first and second floors
- Each unit will benefit from **two allocated car parking spaces**
- Of interest to **owner occupiers, investors and developers** (S.T.P.P)



525 RINGWOOD ROAD



525 RINGWOOD ROAD

## QUOTING PRICES

523 Ringwood Road  
**£265,000**

525 Ringwood Road  
**£325,000**



## LOCATION

- Ferndown is situated on the northern side of the Bournemouth/Poole conurbation approximately 3 miles to the east of Wimborne and 4 miles to the south west of Ringwood.
- The subject properties are located in a prominent position fronting Ringwood Road at its junction with Victoria Road and New Road.
- A Tesco supermarket is located to the rear of the premises with numerous other multiple retailers in the vicinity including **Costa Coffee**, **KFC**, Dominos and **Pets Corner**.

NEARBY OCCUPIERS

**COSTA** **TESCO**

**Boots** **saver's Iceland**

Poundland®  Nationwide

**HOLLAND & BARRETT**

# 523 RINGWOOD ROAD

## DESCRIPTION

- The premises is arranged over ground, first and second floors with the benefits of two car parking spaces
- The premises are well presented throughout and would suit a variety of uses as well as offering developing potential S.T.P.P

## ACCOMMODATION

|                                        | sq m         | sq ft        |
|----------------------------------------|--------------|--------------|
| Ground Floor                           | 40.71        | 438          |
| First Floor                            | 37.6         | 404          |
| Second Floor                           | 15.68        | 168          |
| <b>Total net internal area approx.</b> | <b>93.99</b> | <b>1,010</b> |

## PRICE

£265,000

## TENURE

The premises are secured on a Freehold basis.

## RATEABLE VALUE

523 Ringwood Road    £7,500

100% small business rates relief is available (subject to terms).

## EPC RATING

D - 100



523 RINGWOOD ROAD



523 RINGWOOD ROAD

# 525 RINGWOOD ROAD

## DESCRIPTION

- The premises is arranged over basement, ground, first and second floors with the benefits of two car parking spaces
- The premises are well presented throughout and would suit a variety of uses as well as offering developing potential S.T.P.P

## ACCOMMODATION

|                                        | sq m          | sq ft        |
|----------------------------------------|---------------|--------------|
| Basement                               | 34.51         | 371          |
| Ground Floor                           | 78.94         | 849          |
| First Floor                            | 59.14         | 636          |
| Second Floor                           | 22.42         | 241          |
| <b>Total net internal area approx.</b> | <b>195.01</b> | <b>2,097</b> |

## PRICE

**£325,000**

## TENURE

The premises are secured on a Freehold basis.

## RATEABLE VALUE

525 Ringwood Road    £12,000

100% small business rates relief is available (subject to terms).

## EPC RATING

C - 75



525 RINGWOOD ROAD



525 RINGWOOD ROAD

## FURTHER INFORMATION

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

We have been informed that the premises are currently not elected for VAT.

### VIEWINGS

Strictly by prior appointment through the joint sole agents, **Goadsby** and **Nettleship Sawyer**, through whom all negotiations must be conducted.



**Grant Cormack** 07776 217453  
grant.cormack@goadsby.com

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



**Steve Chiari** 07808 724411  
stevec@nettsawyer.co.uk

## IMPORTANT

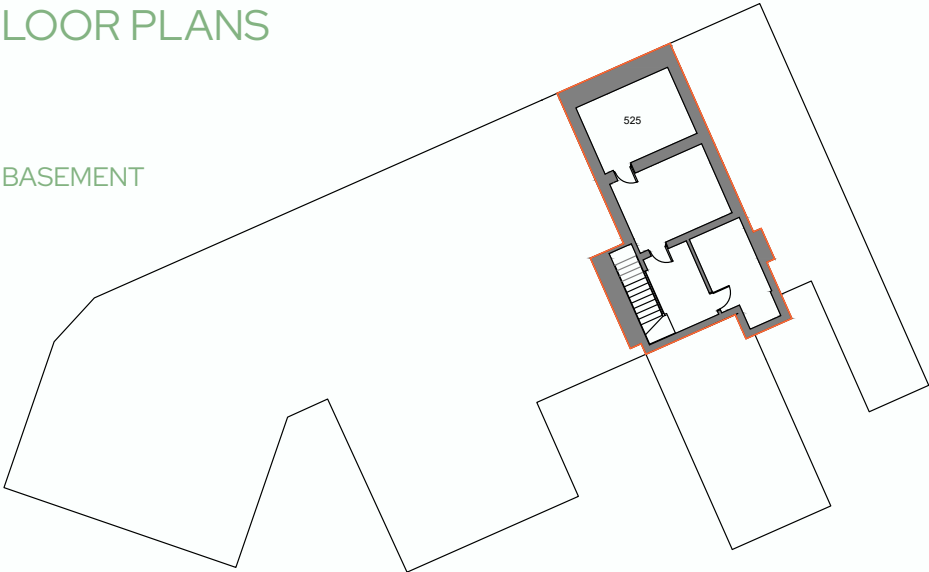
### ANTI MONEY LAUNDERING REGULATIONS

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.

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.

# FLOOR PLANS

BASEMENT



GROUND FLOOR

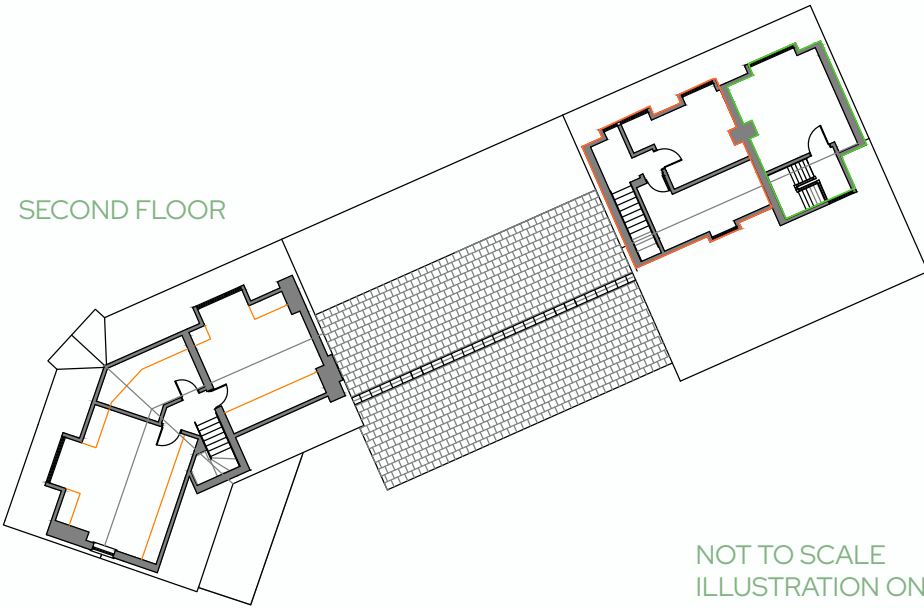


- 525 RINGWOOD ROAD
- 523 RINGWOOD ROAD

FIRST FLOOR



SECOND FLOOR



NOT TO SCALE  
ILLUSTRATION ONLY