

**TO LET**

**LOCK UP RETAIL PREMISES IN  
AFFLUENT MARKET TOWN**



RETAIL

goadsby

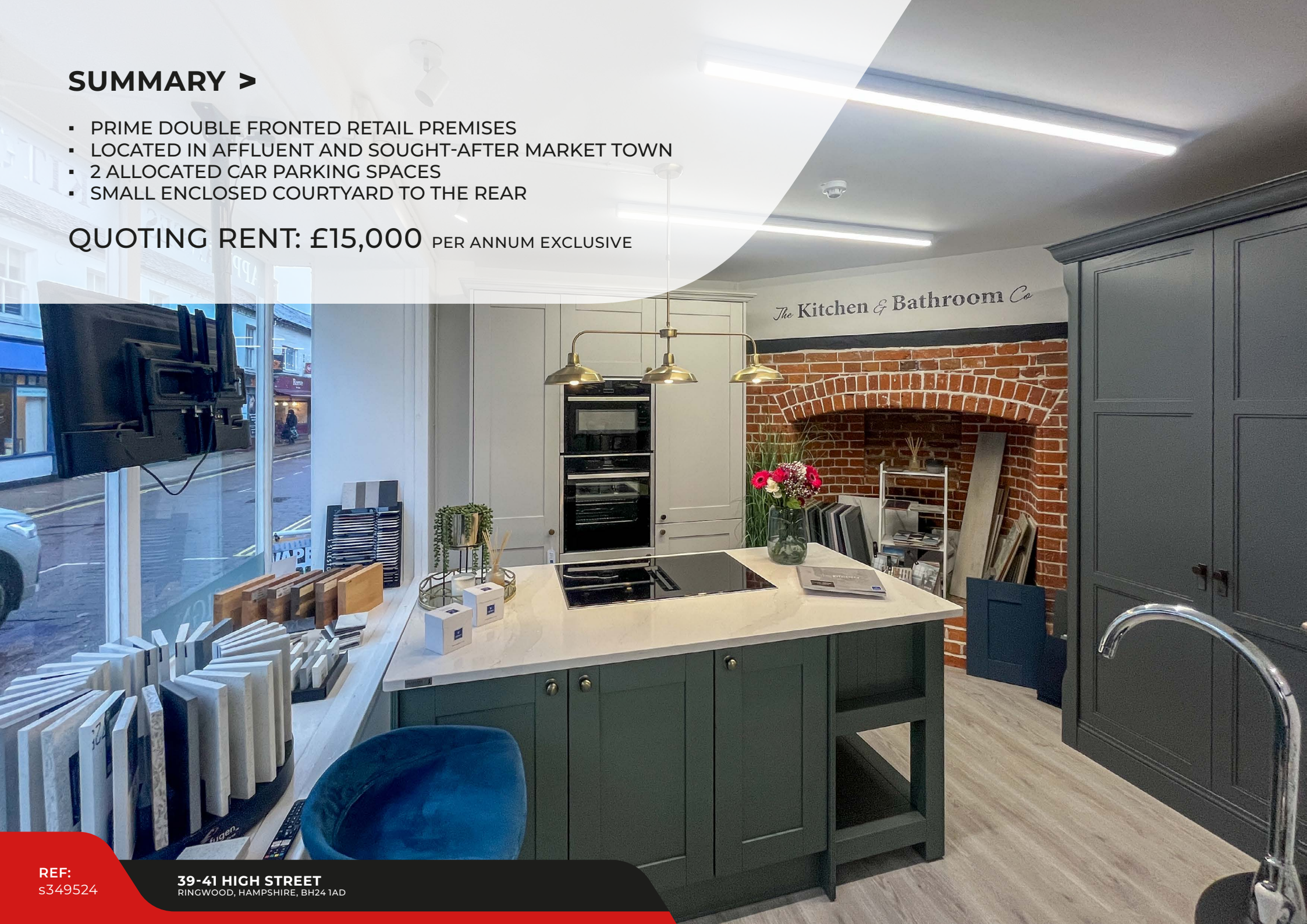
**39-41 HIGH STREET**  
RINGWOOD, HAMPSHIRE, BH24 1AD



## SUMMARY >

- PRIME DOUBLE FRONTED RETAIL PREMISES
- LOCATED IN AFFLUENT AND SOUGHT-AFTER MARKET TOWN
- 2 ALLOCATED CAR PARKING SPACES
- SMALL ENCLOSED COURTYARD TO THE REAR

QUOTING RENT: £15,000 PER ANNUM EXCLUSIVE



REF:  
s349524

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## Location

Ringwood is an attractive Market Town located in Hampshire just outside the New Forest. Bournemouth Town Centre is approximately 12 miles to the south and Southampton is approximately 22 miles to the east.

The main road adjacent to Ringwood is the A31 which runs west to Dorchester and East to Southampton via the New Forest. Southampton Airport is approximately 23 miles distant, offering flights to destinations across Europe.

The subject premises occupies a prime trading position on the High Street, amongst a mixture of national retailers together with local independent shops, cafes, bars and restaurants. Numerous High Street clearing banks are also located in the vicinity.



## Description

A ground floor lock-up retail premises benefiting from a main sales area, with a further office located to the rear. Also located to the rear of the premises is a kitchen area and single WC with wash hand basin. The property also benefits from a basement which is accessed internally. To the rear of the premises the unit benefits from 2 allocated car parking spaces.

## 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 rent of **£15,000 per annum**, exclusive of all other outgoings and payable quarterly in advance by standing order.



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## Accommodation

### Ground floor

	sq m	sq ft
Net sales/office area	53.64	577
Kitchen	3.89	42
WC with wash hand basin	-	-

### Basement

12.4	134
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### Outside

Enclosed courtyard measuring approx. 3.6m x 3.13m  
2 allocated parking spaces

## Rateable Value

Rateable Value: £18,500 (from 1.4.26)

Rates payable at 38.2p in the £ (year commencing 1st April 2026)

## EPC Rating

C - 51

## 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.

## Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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## 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.

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