



**156 CHRISTCHURCH ROAD, RINGWOOD, BH24 3AP**

INDUSTRIAL/LOGISTICS / RETAIL / TRADE COUNTER / TRADE COUNTER / SHOWROOM  
/ WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

5,913 SQ FT (549.34 SQ M)





# Summary

## FORMER CAR SALES AND WORKSHOP/MOT GARAGE

Available Size	5,913 sq ft
Rent	£65,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Rateable Value	£48,250 (from 1.04.23)
Service Charge	N/A
EPC Rating	D (78)

- Prominence to Christchurch Road
- Former car showroom and workshop/MOT garage
- Car parking for up to 30 cars
- First floor offices
- 3 car ramps available (subject to terms)





# Location



**156 Christchurch Road,  
Ringwood, BH24 3AP**

The premises occupies a prominent position fronting Christchurch Road and is less than 1 mile distant from the A31. Nearby occupiers include Lidl, Premier Inn, David Lloyd and Anytime Fitness.







Rapid Fit



CAUTION

M.O.T. PARKING

Car Park & Reception

ACCOLADE

S666 SHM

HG23 RVR



# Further Details

## Description

This detached premises comprises a two storey showroom/office section to the front and a single storey warehouse/workshop to the rear. The showroom benefits from windows at ground and first levels and is currently arranged as a showroom on the ground floor with offices at first floor. The warehouse/workshop is of steel portal frame construction with a pitched roof incorporating daylight panels and the internal eaves height is approx. 3.2m. This is currently arranged as a repair workshop/MOT garage with 3 car ramps (available subject to terms). Access is by way of a roller shutter door at the rear of the premises measuring approx. 3m W x 3.6m H. There are male and female W.C facilities and kitchenette facilities.

3 phase electricity and gas are available. Externally, there is a forecourt to the front of the premises, car parking to the side and rear of the premises and an additional 11 parking spaces opposite the unit, providing parking for up to 30 cars.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upwards only rent reviews.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,443	226.96	Available
Ground - Showroom	2,166	201.23	Available
1st - Offices	1,304	121.15	Available
<b>Total</b>	<b>5,913</b>	<b>549.34</b>	

## Legal Costs

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

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete 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.





## Enquiries & Viewings



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741 145 629

01202 558 262

