

TO LET

Class 'E' Lock Up Shop

MAVA
REAL ESTATE

3 High Street, Roman Quay, Fordingbridge, Hampshire, SP6 1AS



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43 High Street, Wimborne, Dorset, BH21 1HR

Key Features

- Class 'E' Use
- 100% Business Rates Relief (Subject to eligibility)
- Return Frontage
- Net Internal Area – 453 Sq. Ft. (42.11 Sq. M.)
- Available on a new lease at a commencing rent of £6,500 per annum plus VAT, exclusive

Location & Description

Fordingbridge is an attractive town located approximately 12 miles south of Salisbury and 7 miles north of Ringwood on the A338 and has a population of approximately 6000 (2011 Census).

The town plays host to a healthy mixture of local, regional and national retailers trading alongside a range of hospitality lead and professional services businesses.

Fordingbridge has undergone considerable expansion with several hundred new homes recently built in close proximity to the town.

The subject premises is a lock up shop benefitting from Class E use suitable for a variety of uses with no rates payable for a business where this is its only trading location. The unit benefits from a return frontage, laminate flooring and own WC/services.



Accommodation

Floor Areas	Sq Ft	Sq M
Sales Area	404	37.51
Rear Store	49	4.60
Total Net Internal Area	453	42.11

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £6,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.



EPC

Asset Rating C (59)

Rateable Value

Rating £5,600

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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