



22 HIGH STREET, FORDINGBRIDGE

Attractive town centre shop.
Approx 1,108 sq ft sq ft (102.91 sq m)

- | Fitted out to high specification
- | Suite a range of uses
- | Flexible internal layout

HANTS SP6 1AX

TO LET

**WOOLLEY
& WALLIS**

Location

The property occupies a prominent, lightly elevated position at the junction with the High Street and Round Hill off which there is access to the the Town's main pay and display car park, just a short walk away. The High Street provides an interesting mix of local shops and cafes as well as a Co Op supermarket. There is also a Tesco Metro in nearby Salisbury Street. Fordingbridge is an attractive country town lying on the western edge of the New Forest benefiting from good connections to Southampton and Bournemouth. The Cathedral city of Salisbury lies approximately 10 miles to the north east along the A338 while the junction with the A31 at Ringwood is situated just 6 miles to the south.

Description

Formerly occupied by Fordingbridge Pharmacy, who have relocated to larger premises nearby, the property comprises an attractive double fronted shop which has been modernised and fitted out to a high standard to include wood laminate flooring (and part tile), perimeter trunking, air conditioning (providing heating and cooling) and integral spot lighting within the ceiling. To the rear of the shop there is a private office/ store, a kitchenette and WC. At present the accommodation is still fitted out as a dispensing chemist with associated cabinetry and work areas although this will be removed prior to any letting in readiness for the tenant's fit out.

Accommodation

Approximate Net Internal Areas:

| | m ² | ft ² |
|--------------------------------|----------------|-----------------|
| Shop frontage: 8.2 m (26' 11") | | |
| Shop depth: 13.3 m (43' 7") | | |

Ground Floor

| | | |
|---------------|---------------|--------------|
| Retail Sales | 91.69 | 987 |
| Office/ store | 4.56 | 49 |
| Kitchen | 6.66 | 72 |
| Total | 102.91 | 1,108 |

Lease

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£13,500 per annum

We are advised that VAT will not be applicable.

Business Rates

Rateable Value: £13,750.

The Small Business Rate Multiplier for the year 2023/2024 is 49.9 p in the £. Small Business Rate Tapering Relief is available to qualifying ratepayers on Rateable Values between £12,000 and £15,000.

Services

We understand mains electricity, water and drainage are connected to the property.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate

EPC Rating: D (83)

Viewing

Strictly by appointment through Woolley & Wallis
Tel: 01722 330333.



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2023.

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& WALLIS**