



## 6-8 HIGH STREET, RINGWOOD

Substantial retail unit with first and second floors offering residential conversion potential.

Approx 2,731 sq ft (253.76 sq m)

- | Attractive market town
- | Prominent High Street frontage
- | Additional rear access and parking space

HANTS BH24 1BZ

TO LET/ FOR SALE

**WOOLLEY  
& WALLIS**

## Location

The property is situated towards the eastern end of the High Street close to the junction with Christchurch Road/ Southampton Road. The town provides an interesting mix of local and national retailers, eateries and cafes. Nearby occupiers include Bet Fred, Santander, Pets Corner, Reeve The Baker, Clarks, Boots The Chemist and Superdrug. The popular Furlong Centre (with adjacent Pay & Display car park) is within a short walk and is home to a number of high quality national occupiers as well as a Waitrose Supermarket. Ringwood is an attractive market town lying on the river Avon on the western fringes of the New Forest. It has excellent communication links being situated just south of the A31 around 11 miles north of Bournemouth and some 20 miles to the southwest of Southampton. There is a street market every Wednesday.

## Description

Most recently occupied by Barclays Bank, the premises occupy a prominent position with good frontage to the High Street. The ground floor provides a substantial open plan sales area together with rear ancillary rooms and the Bank's former strong room. The first floor comprises an open plan office spanning the front part of the building while its rear areas provide ladies and gents cloakrooms as well as partitioned storage space. The second floor comprises kitchen, staff and storage areas. There is access to the rear service road from both the ground and first floors, the latter being via a walkway over a section of flat roof and an external staircase. A parking space is situated at the rear of the property.

## Accommodation

Approx Net Internal Areas

Shop (internal frontage) 8.44 m / 27'8"

Shop depth 17.30 m / 56'9"

	Sq M	Sq Ft
Ground floor sales	103.95	1,119
Rear ancillary	32.61	351
Strong room	26.05	280
1 <sup>st</sup> flr offices	57.51	619
1 <sup>st</sup> flr storage	4.99	54
1 <sup>st</sup> flr ladies/ gents	-	-
2 <sup>nd</sup> flr kitchen/ staff	28.65	308
<b>Total</b>	<b>253.76</b>	<b>2,731</b>

## Tenure

To Let: available on a new full repairing and insuring lease for a term to be agreed at a rent of £35,000 per annum.

or,

For Sale: freehold at a price of £395,000.

We are advised that VAT will NOT be chargeable.

## Business Rates

Rateable Value: £36,750

The current Small Business Rate Multiplier is 49.9 p in the £.

## Services

We understand that mains electricity, gas, 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.

## Legal Costs

Each party to pay their own.

## 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](http://www.commercialleasecode.co.uk).

## References

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

## Energy Performance Certificate

EPC Rating: E (44)

## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (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 updated in November 2023.

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