

FOR SALE/TO LET

1 Bridge Street, Fordingbridge, SP6 1AH

Key Features

- Class 'E' Use
- Prominent Corner Unit
- Net Internal Area – 1,313 Sq. Ft. (122.09 Sq. M.)
- Guide Price – £199,950 for the freehold with Vacant possession.
- Also available on a new lease at a commencing rent of £16,000 per annum, Exclusive



Location

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.

Description

This former bank premises is ideally situated on the corner of Bridge Street and Salisbury street easily seen from all directions. The front of the building offers access to the two separate sales areas, which could potentially be separated let as each has their own kitchenette and WC facilities.

To the rear of the unit there is access to the communal bin store, a rear escape out onto Salisbury Street and also a separate rear office with kitchenette and WC which again could be let separately.

Accommodation

Floor Areas	Sq Ft	Sq M
Unit 1	870	80.86
Kitchenette and WC		
Unit 2	222	20.68
Kitchenette and WC		
Office	221	20.55
Kitchen and Shower Room		
Total Net Internal Area	1,313	122.09

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

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What3words: **personal.losing.punctual**

Terms

The premises are available either For Sale or To Let as follows:

FOR SALE

Guide Price – £199,950 for the freehold interest in the building with the benefit of vacant possession over the ground floor.

The upper floors are sold off on long leaseholds generating a ground rent of £50 per annum.

TO LET

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £16,000 exclusive of rates and all other outgoings.

Rateable Value

Rating – To Be Assessed

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

EPC

Asset Rating

D(92)



Planning

Under the new planning regulations, 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

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.

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Contact Us

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

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