

FOR SALE

Characterful Prime Class E Commercial
Premises with Large Enclosed Rear Yard

24 & 24A High Street, Fordingbridge, Hampshire, SP6 1AX

Key Features

- Prime High Street location
- Two characterful properties available together
- Suit a variety of retail/catering/medical orientated uses
- Gross Frontage of 54'6" (16.6m)
- Large enclosed rear courtyard/garden
- Development potential, subject to statutory consents
- Offers Invited in the region of £295,000 for the Freehold

Price Reduced



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

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. The subject premises occupy a prime trading location in the High Street close to a Co-op supermarket and Hayes Travel.

Description

24 High Street is a characterful Grade II listed, three storey property comprising ground and first floor retail accommodation together with second floor ancillary space.

24A High Street comprises an attractive modern property (constructed in the 1980's) which has been used historically for both office and retail use. To the front of this property is parking space and secure double gates.

To the rear of 24 High Street is a large enclosed garden courtyard extending to over 3,000 sq.ft. (278 sq m.).

This area provides a good opportunity for a variety of uses subject to the obtaining of any necessary statutory consents. Such uses might include specialist retail, Day Nursery (subject to consents) or alfresco dining for example. There is also potential for outside seating to the front of the property subject to the granting of a Pavement Licence.

Alternatively the rear area might offer development potential, subject to consents.



What3words: **chuckling.entry.loudly**



Accommodation

24 High Street	Sq Ft	Sq M
Ground Floor Sales	646	60.04
First Floor Ancillary	22	2.04
Ground Floor Total	668	62.08
First Floor Total	594	55.20
Second Floor Total (part restricted headroom)	458	42.57
Garden / Courtyard	3,635	337

24A High Street	Sq Ft	Sq M
Net Internal Area	370	34.39

Total Net Internal Area	Sq Ft	Sq M
Total Net Useable Area	5,725	532

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

Tenure

Freehold with full vacant possession upon completion

Terms

Offers are invited in the region of £295,000

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating 24 C (53)
 24a D (76)

Rateable Value

24 High Street £10,250
24A High Street £3,750
Source www.gov.uk/find-business-rates

Money Laundering

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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