

TO LET

Class 'E' Unit in Heart of Market Town

**Unit 2,
1 Bridge Street,
Fordingbridge,
SP6 1AH**

Key Features

- Class 'E' Use
- Net Internal Area – 222 Sq. Ft. (20.68 Sq. M.)
- Unit with Kitchenette and WC facilities
- Suitable for a variety of uses (STP)
- Available on a new lease at a commencing rent of £6,600 per annum, exclusive.



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

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.

Unit 2 is situated on Bridge Street with access through the door and to the right hand side. The unit has its own kitchenette and WC facilities.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £6,600 exclusive of rates and all other outgoings.



What3words: **personal.losing.punctual**

Accommodation

Floor Areas	Sq Ft	Sq M
Unit 2	222	20.68
Kitchenette		
WC		
Total Net Internal Area	222	20.68

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

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VAT

We understand that VAT is not 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

D (92)

Rateable Value

Rating

To Be Assessed

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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