





## SITUATION AND DESCRIPTION

Verwood is a busy and affluent town between Bournemouth, Southampton and Salisbury. The town is located next to the New Forest. Ringwood Road is the main thoroughfare and this property is situated within the core of the commercial centre of the town.

This is a two storey building with a spacious lock up shop with rear storage building and offices over. There are two parking spaces to the front.

## PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

## TENURE

The property is let as a whole to a Barbers on a new 5-year, full repairing and insuring lease from 20th March 2023 at a rent of £16,000 p.a. plus VAT

The tenant has paid a £8,000 rent deposit

Available for sale at a guide price of £275,000 plus VAT

## BUSINESS RATES

Rateable Value : £8,100

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.

## ACCOMMODATION

Ground Floor

Retail Area 394 sq.ft. (36.66 sq.m.)

Rear Office 90 sq ft. (8.40 sq m)

Kitchen 72 sq ft. (6.69 sq m)

Rear Store 178 sq ft. ( 16.7 sq m)

Small storage area and WC

Sub Total 760 sq ft. ( 70.66 sq m)

First Floor

Office 1 276 sq ft ( 25.69 sq m)

Office 2 71 sq ft ( 6.60 sq m)

Landing 43 sq ft ( 4.00 sq m)

Sub Total 390 sq ft (36.29 sq m)

Total Floor Area 1150 sq ft ( 106.88 sq m)

## LEGAL FEES

Each party will be responsible for their own legal fees.

## EPC

Ground floor rating C

First floor rating E

## VIEWINGS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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**Web: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

**Address: Old Library House 4 Dean Park Crescent  
Bournemouth Dorset BH1 1LY**

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

