



01202 550000

TO LET COMMERCIAL PREMISES WITH YARD

3,585 SQ FT ON 0.43 ACRES



01202 556491
NETTLESHIPSAWYER.CO.UK

LAND & BUILDINGS
PARKERS CLOSE
RINGWOOD, HAMPSHIRE, BH24 1SD

SUMMARY

- 3,585 SQ FT - APPROXIMATE GROSS INTERNAL AREA OF THE BUILDINGS (EXCLUDING TEMPORARY STRUCTURES)
- SITE AREA - APPROXIMATELY 0.43 ACRES
- SITUATED ON THE OUTSKIRTS OF RINGWOOD APPROXIMATELY 850M FROM THE A31
- NEW LEASE AVAILABLE FOR A NEGOTIABLE TERM
- **RENT - £50,000 PER ANNUM EXCLUSIVE OF VAT AND ALL OUTGOINGS**



LAND & BUILDINGS

PARKERS CLOSE
RINGWOOD, HAMPSHIRE, BH24 1SD

Front entrance is known as
9 Fairlie, Ringwood, BH21 1TP



Rear entrance is known
as
Former Travis Perkins,
Parkers Close,
Ringwood,
Hants, BH24 1SD

Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Location

The site is located in Poulner, on the outskirts of Ringwood approximately 850m from the A31. The site can be accessed via Fairlie or Parkers Close which both link to Gorley Road.

The A31 provides dual carriageway connections to the M27 and M3 to the north-east and to the A35 to the west.

Description

The total site area extends to approximately 0.43 acres and the buildings on the site have an approximate gross internal area of 3,585 sq ft (excluding the rear garage and temporary external stores).

Planning

A Change of use from timber yard to business premises within Classes E (c), E(d), E(g) (i, ii and iii), and B8 was granted on 13 July 2023.

No use or activity (including deliveries and/or collections) shall take place on the site in connection with the following approved uses other than:

- Between the hours of 0700-2100 Monday to Saturdays and 0900-1900 on Sundays and Bank or public holidays for Class E(d) use and
- Between the hours of 0700-1800 Monday to Saturdays and at no time on Sundays or Bank or public holidays for Class B8 and Class E (c), (g) (i), (ii) and (iii) uses

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent

£50,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

Service Charge

Estate premises are often subject to a service charge in respect of the management and maintenance of the common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Rateable Value

£34,250 (from 1.4.23)

EPC

D-88

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the joint sole agents, Goadsby and Nettleship Sawyer, through whom all negotiations must be conducted.



James Edwards
james.edwards@goadsby.com
07801 734797

Steve Tomkins
stevet@nettsawyer.co.uk
01202 550 246

The Code For Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

LAND & BUILDINGS

PARKERS CLOSE
RINGWOOD, HAMPSHIRE, BH24 1SD