



## Unit 1 Dog Kennel Dairy North Street Breamore

£700 PCM

A newly renovated commercial unit available on a Tenancy at Will basis, offering flexible terms for small businesses, startups, or independent professionals. Located in the picturesque village of Breamore, this unit enjoys a peaceful rural setting while remaining within easy reach of both Ringwood and Salisbury, via the A338. Class E. Deposit: £700



- Quiet but easily accessible location • Long term • Class E • Communal parking area • Renovated throughout • Kitchen facility

#### About the Area:

Breamore is a charming village nestled in the Hampshire countryside, known for its historic character and scenic surroundings. It's just a short drive from the bustling market town of Fordingbridge, which offers a range of amenities and services. The location is ideal for businesses seeking a quiet yet well-connected base, with excellent access to nearby commercial hubs.

#### Unit Features:

Rent: £700 per calendar month

Deposit: £700

Term: Tenancy at Will (rolling)

Planning Use: Class E – suitable for retail, office, light industrial, and more

Size: 481.2 sqft

Business Rates: £57.01 pcm

Services Included:

Full Fibre broadband

Electric

Water

Septic tank

Facilities:

Kitchen area with sink

Separate toilet with sink

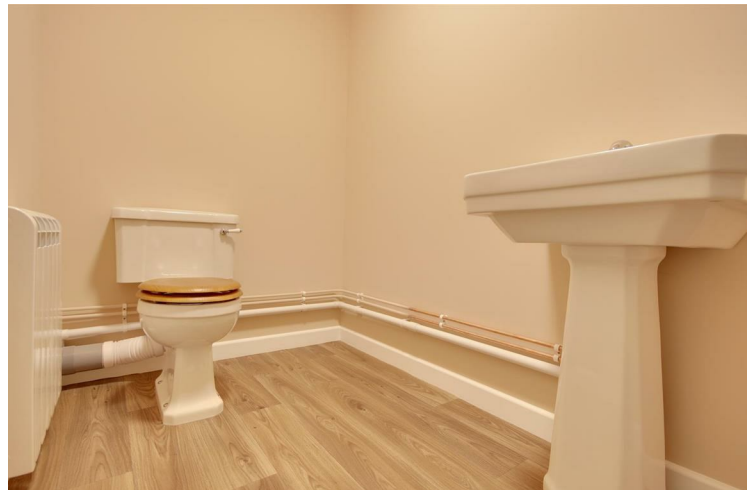
Fully renovated interior

Parking: Shared parking available along the wall with one other unit

This unit presents a fantastic opportunity for a small business looking for a fresh, well-equipped space in a peaceful yet practical location.

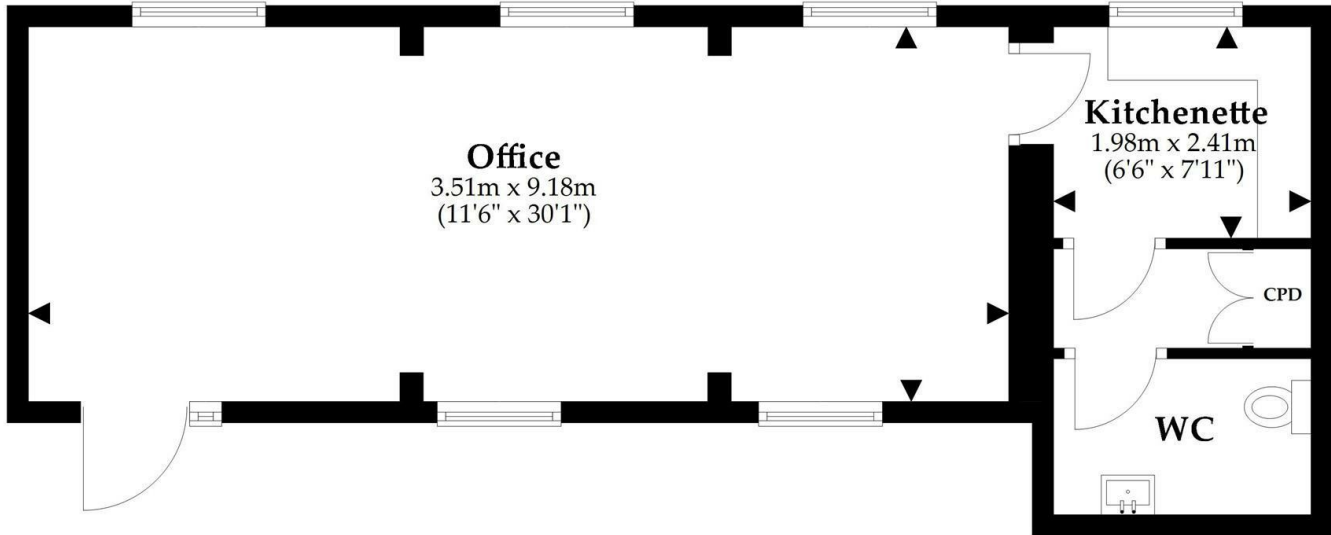
#### ADDITIONAL INFORMATION

Council tax band: Furnishing Type: Unfurnished Security Deposit: £700 Available From: 23rd October 2025



## Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Total area: approx. 44.7 sq. metres (481.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



## Energy Efficiency Rating

|                                             | Current   | Potential    |
|---------------------------------------------|-----------|--------------|
| Very energy efficient - lower running costs |           |              |
| (92 plus) <b>A</b>                          |           |              |
| (81-91) <b>B</b>                            |           |              |
| (69-80) <b>C</b>                            |           |              |
| (55-68) <b>D</b>                            |           |              |
| (39-54) <b>E</b>                            |           |              |
| (21-38) <b>F</b>                            |           |              |
| (1-20) <b>G</b>                             |           |              |
| Not energy efficient - higher running costs |           |              |
|                                             | <b>56</b> |              |
| England & Wales                             |           | EU Directive |



# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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