



Primmer Olds **BAS**

FOR SALE

Rare Opportunity. Characterful Prime Class E Commercial Premises with Large Enclosed Rear Yard

24 & 24A HIGH STREET, FORDINGBRIDGE SP6 1AX

KEY FEATURES

- Prime High Street location
- Gross Frontage of 54'6" (16.6m)
- Two characterful properties
- Suit a variety of retail/catering/medical orientated uses
- Great potential for food & beverage businesses
- Large enclosed rear courtyard/ garden.
- Development potential, subject to statutory consents



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



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24 & 24A HIGH STREET

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 and professional services businesses.

Fordingbridge is earmarked for considerable expansion with several hundred new homes proposed 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.

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 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.

ACCOMMODATION

24 High St Floor Areas	Sq Ft	Sq M
Ground Floor Sales	646	60.04
Ground Floor Ancillary	22	2.04
GROUND FLOOR TOTAL	668	62.08
1st Floor Total	594	55.20
2nd Floor Total (part restricted headroom)	458	42.57
Garden / Courtyard	3,635	337

24A High St Floor Areas	Sq Ft	Sq M
Net Internal Area	370	34.39

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

TENURE

Freehold with full vacant possession upon completion

PRICE

Offers are invited in the region of £600,000



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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PLANNING

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

RATES

Rateable Value	24 High St	£11,250
	24A High St	£ 3,450

Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating To be advised

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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