

FOR SALE

FORMER RETAIL SHOWROOM WITH TWO FLATS ABOVE



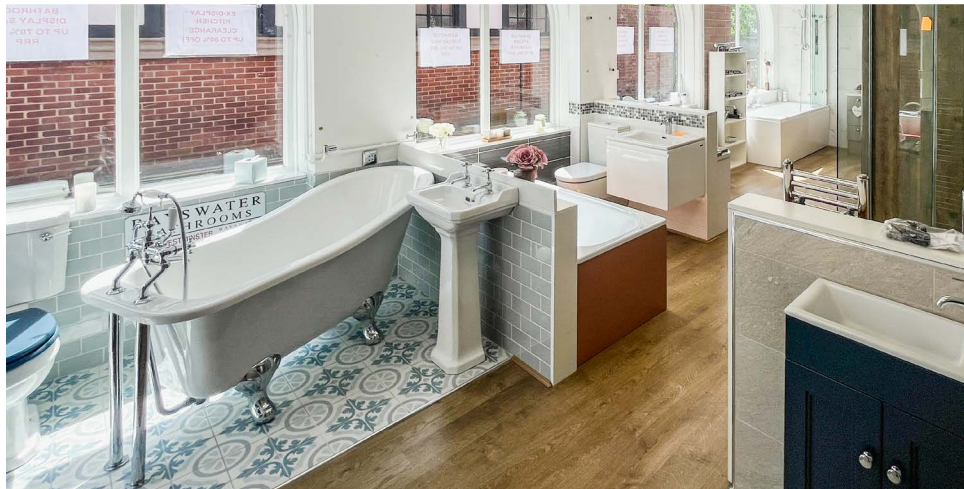
KINGS HOUSE, KINGS ARMS LANE, RINGWOOD, HAMPSHIRE, BH24 1AH



## SUMMARY

- » DETACHED TWO STOREY MIXED USE PROPERTY
- » GROUND FLOOR RETAIL PREMISES TO BE PROVIDED WITH VACANT POSSESSION
- » TWO SELF-CONTAINED FLATS LET AND CURRENTLY PRODUCING £18,360 PAX
- » OPPORTUNITY TO REDEVELOP THE GROUND FLOOR (STPP)
- » RINGWOOD TOWN CENTRE LOCATION
- » OF INTEREST TO OWNER OCCUPIERS, DEVELOPERS AND INVESTORS
- » TENURE - FREEHOLD

**PRICE: £525,000**

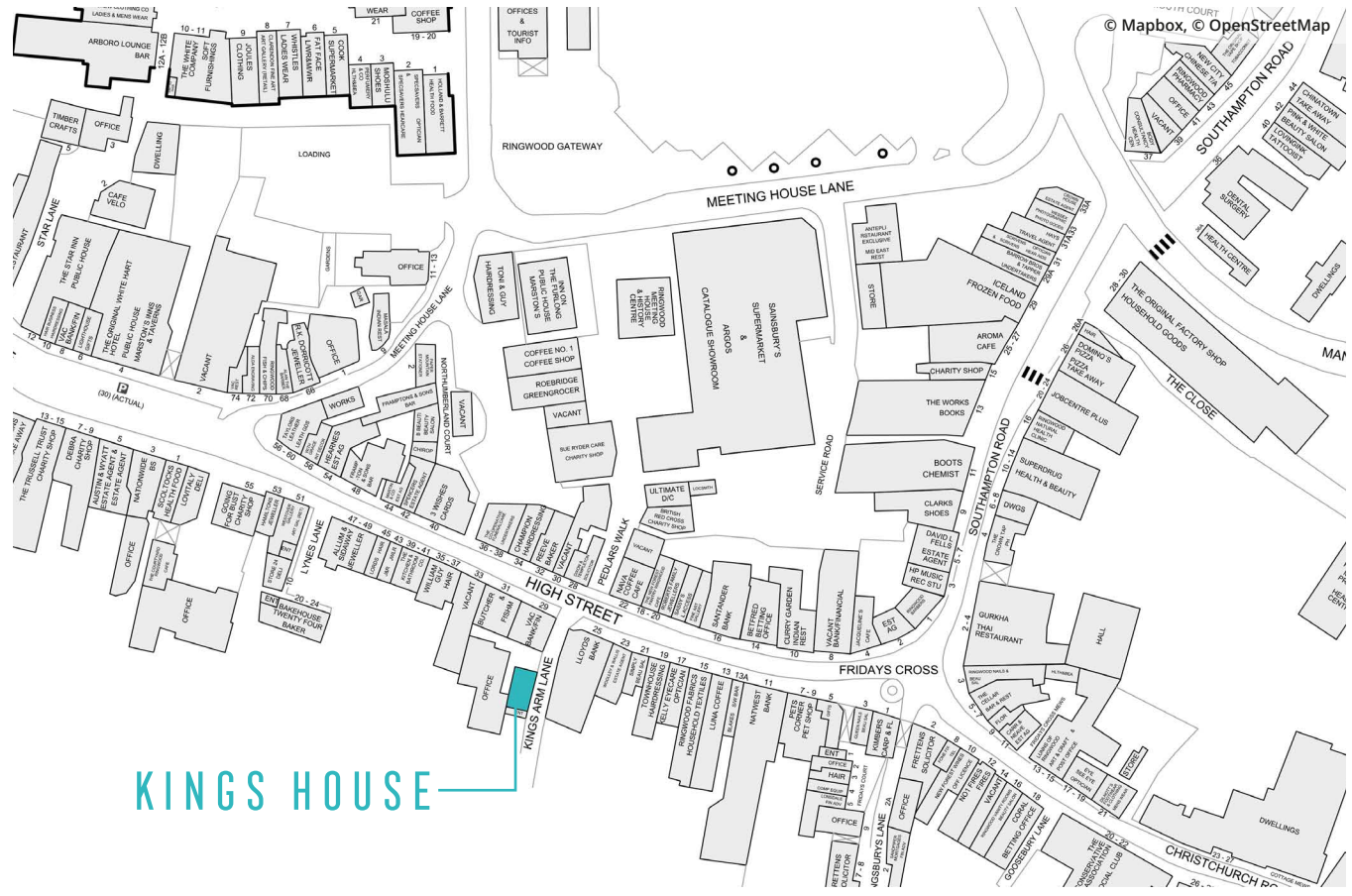


# LOCATION

Ringwood is an attractive market town located in Hampshire, just outside of the New Forest. Bournemouth town centre is approximately 12 miles to the south and Southampton is approximately 22 miles to the east.

The main road adjacent to Ringwood is the A31 which runs west to Dorchester and east to Southampton via the New Forest. Southampton Airport is approximately 23 miles distant, offering flights to destinations across Europe.

The subject property occupies a location on Kings Arms Lane accessed via the main High Street. The High Street benefits from a mixture of national retailers, together with local independent shops, cafes, bars and restaurants.



# DESCRIPTION

The property consists of a large ground floor retail premises, currently trading as a showroom with two self-contained two bedroom flats on the first floor.

The ground floor will be provided with vacant possession and consists of a good sized front sales area with rear office. Accessed via the rear of the sales area is further sales or storage with a kitchenette and WC with wash hand basin.

Subject to the necessary planning consents, there may be a possibility to obtain a change of use to residential.

The two flats are accessed via an entrance from the rear of the building. Both consist of 2 bedrooms, a kitchen, living room and bathroom.



# ACCOMMODATION

## GROUND FLOOR RETAIL PREMISES

Front sales area 56.22 sq m // 605 sq ft  
Rear sales/store 72.08 sq m // 776 sq ft

## FIRST FLOOR FLATS

### Flat 1

Bedroom 1 2.97m x 2.87m  
Bedroom 2 2.87m x 3.16m  
Living room 3.54m x 4.36m  
Kitchen 1.73m x 3.78m  
Bathroom 2.19m x 1.71m

### Flat 2

Bedroom 3.94m x 3.42m  
Bedroom 3.56m x 3.44m  
Living room 5.05m x 5.26m (max)  
Kitchen 2.84m x 3.77m  
Bathroom 2.24m x 1.81m



## TENANCIES

**Ground floor:** Available with vacant possession

**Flat 1:** Let out via an AST at £885 pcm, equating to £10,620 per annum exclusive

**Flat 2:** Let out via an AST at £645 pcm, equating to £7,740 per annum exclusive

## TENURE

Freehold.

## PRICE

£525,000

## EPC RATINGS

Ground floor retail	C - 60
Flat 1	D - 55
Flat 2	E - 42

## COUNCIL TAX BAND

Flat 1 and Flat 2	Band A
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## VAT

We have been advised by our client that the property is not elected for VAT.

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## FURTHER INFORMATION/VIEWINGS

Please contact the sole agents, Goadsby, for further information, including EPC's and AST Agreements.



[edd.watts@goadsby.com](mailto:edd.watts@goadsby.com)

07968 299408

[grant.cormack@goadsby.com](mailto:grant.cormack@goadsby.com)

07776 217453

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

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.