

TO LET/FOR SALE  
CLASS E OPPORTUNITY IN RINGWOOD TOWN CENTRE



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





## SUMMARY

- » FORMER SHOWROOM PREMISES
- » SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E
- » OF INTEREST TO OWNER OCCUPIERS OR INVESTORS
- » RINGWOOD TOWN CENTRE LOCATION
- » TO BE PROVIDED IN A WHITE BOX CONDITION
- » TENURE – FREEHOLD OR LEASEHOLD

**PRICE:** Offers in excess of £200,000

**RENT:** £20,000 PER ANNUM EXCLUSIVE

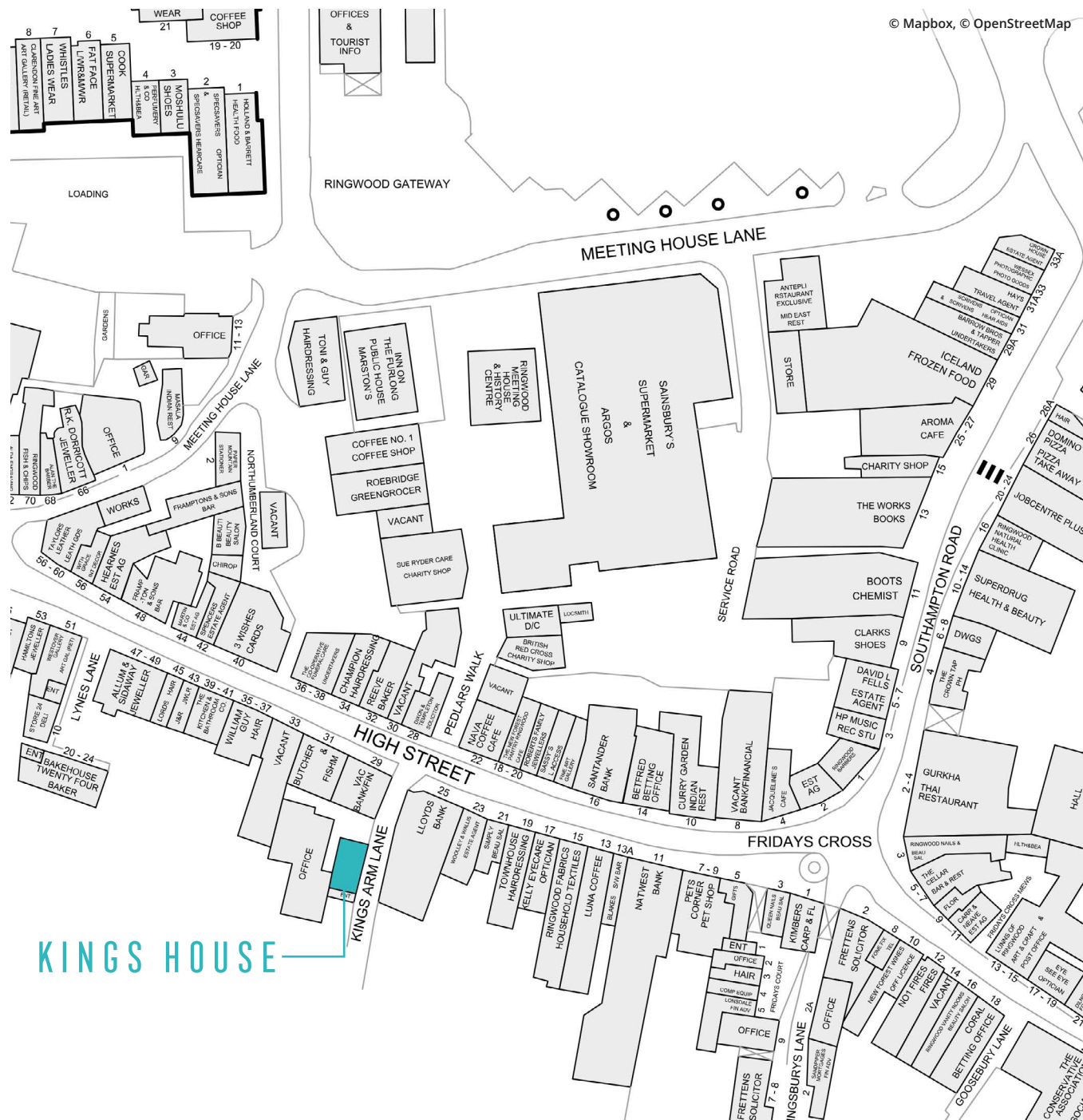


## LOCATION

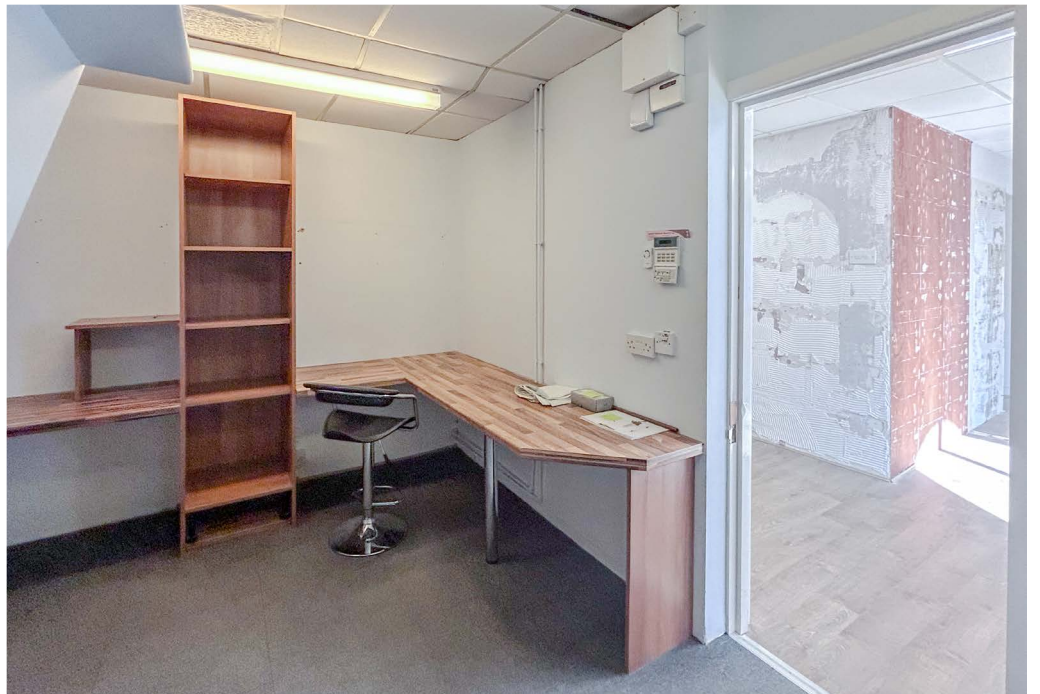
- » Located on Kings Arms Lane, accessed via Ringwood High Street
- » Ringwood is an attractive market town, located in Hampshire, just outside of the New Forest
- » The High Street benefits from a mixture of national retailers, together with local independent shops, cafes, bars and restaurants

## DESCRIPTION

- » Ground floor former showroom premises
- » Suitable for a variety of uses within Use Class E
- » Good sized front and rear accommodation, suitable for sales, office use or storage
- » Modern wc & kitchenette facilities
- » To be provided in a white box condition







## ACCOMMODATION

Front sales area	56.22 sq m // 605 sq ft
Rear sales/store	72.08 sq m // 776 sq ft
WC with wash hand basin	-
Kitchenette	-

## TENURE

**Freehold** - Price: Offers in excess of **£200,000**

### Leasehold

The premises are available to let at a quoting rent of **£20,000 per annum**, exclusive, by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

## EPC RATING

C - 60

### 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.

## 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

[jake.walker@goadsby.com](mailto:jake.walker@goadsby.com)

07834 060918