Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

Adw03598/10/2026

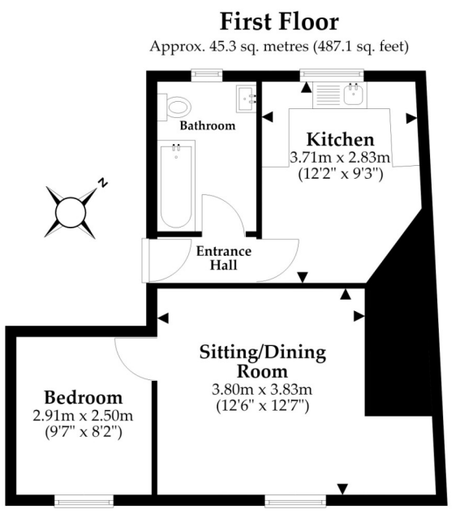
Outgoings: Council tax band: A Amount payable 2022/23: £1,632.79

Location: The property is conveniently located within the centre of Fordingbridge.

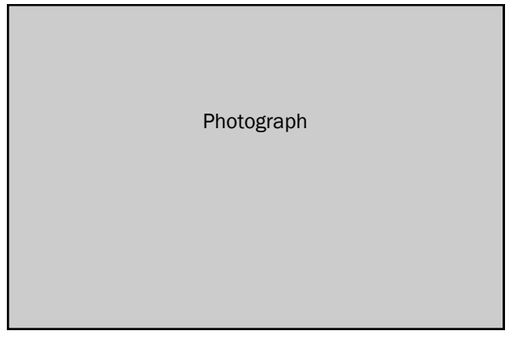
To locate: From our office turn right into Salisbury Street where the property is located after a short distance on the left hand side.

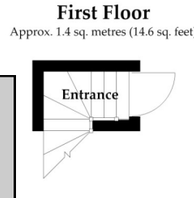
Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central park with Infant & Junior schools and the Burgate Secondary School & Sixth Form located towards to the northern outskirts of the Town.
The town is within a short distance of the New Forest National Park boundary and within easy reach of a number of important centres with Salisbury 11 miles to the north(where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

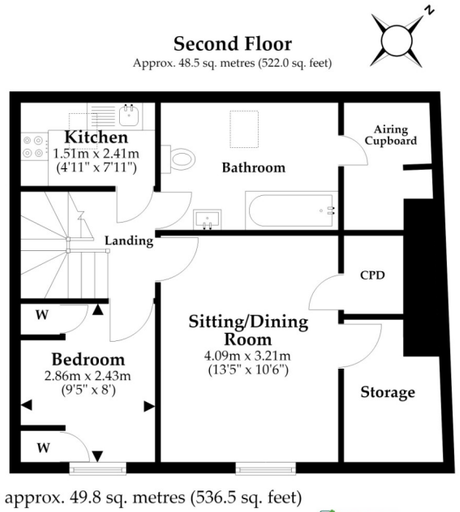
The property comprises a lock-up shop which is currently let with an annual rent of £6000. The two flats are accessed from Salisbury Street via timber door to an entrance hall with access to a small cellar and stairs leading to both flats, each with spacious accommodation and in need of general updating.



Photograph







35-37 Salisbury Street, Fordingbridge SP6 1AB



Investment opportunity— Lock up shop and 2 1-bedroom flats

A rare opportunity to purchase a freehold building comprising a lock-up shop unit with garden area and 2 flats each comprising a hall, kitchen, sitting room, 1 double bedroom and bathroom/WC. Electric heating. In need modernisation. EPC band E.

Guide price: £250,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.