

TO LET

TOWN CENTRE SHOP (2,557 sq ft)

At

493 Ringwood Road
Ferndown
BH22 9AG

- ◆ Very prominent main road location on busy thoroughfare (A348)
- ◆ Over 30' street frontage
- ◆ Close to Tesco and Motabitz
- ◆ Ground floor retail – 1,826 sq ft
- ◆ First floor retail / store – 731 sq ft
- ◆ On-site parking for 8 cars
- ◆ On-street parking adjacent
- ◆ New lease
- ◆ Rent - £27,500 pax



LOCATION

The premises occupy a good secondary trading location on this very busy main thoroughfare (A348) being a main link road between Poole and Southampton and serving the densely populated, affluent town of Ferndown and its environs.

The property is on an established retailing position only a few yards from the junction and access point to the Ferndown Tesco Superstore and immediately adjacent Motabitz. There is a good mix of specialist retailers, professional office occupiers, cafes and restaurants along this section of Ringwood Road, all which benefit from the on street car parking adjacent.

ACCOMMODATION

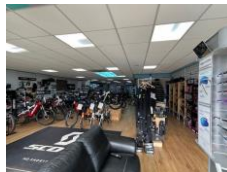
Ground Floor Shop

Internal Width	29' 9" max 25' 9" min
Depth	62' 4"
Net Floor Area	1,826 sq ft

To the rear part of this area is currently partitioned off to provide store of 174 sq ft

Wide staircase to:

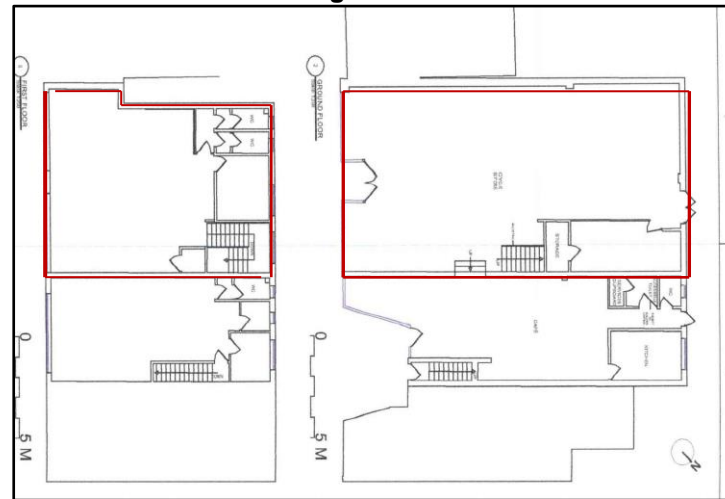
First Floor Retail / Store / Office area of 731 sq ft Kitchen



Ladies Cloakroom / WC Gents Cloakroom / WC

Benefits of the property include:

- * Intruder alarm and security camera system
- * Electric security shutter to shop front
- * Air conditioning to ground / first floors
- * UPVC double glazing
- * 1.5m loading door to rear
- * Car parking on-site for 8 cars
- * Laminate floor throughout



Ground & first floor plan

LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£27,500** per annum exclusive subject to periodic reviews.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band B

The full EPC and recommendations report are available on request.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £23,500 (1 April 2023)

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents:-



Contact – Stephen Chiari
stevec@nettsawyer.co.uk
Tel: 01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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