

FOR SALE/TO LET

Characterful 'Class E' Commercial Premises

2-6 BRIDGE STREET, FORDINGBRIDGE, HAMPSHIRE, SP6 1AH

KEY FEATURES

- 2 Bridge Street NIA – 703 Sq. Ft (65.33 Sq.M.)
- 4-6 Bridge Street NIA – 1,381 Sq. Ft (128.36 Sq.M.)
- Total Net Internal Area - 2,084 Sq. Ft. (193.69 Sq. M.)
- Available as a whole or separately
- Freehold available to purchase
- Annual Ground Rent of £750 from upper floors.



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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2-6 BRIDGE STREET

LOCATION

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 6200.

The town plays host to a healthy mixture of local, regional and national retailers trading alongside a range of hospitality lead and professional services businesses.

Fordingbridge has undergone considerable expansion with several hundred new homes recently built in close proximity to the town.

DESCRIPTION

The subject premises are currently arranged as a single unit with substantial frontages leading up to the Bridge Street roundabout, highly visible from all directions of traffic. The unit is available as a whole or as two individual units, with the benefit of vacant possession.

The sales areas benefit from parquet style wood flooring, suspended ceiling with LED panels, rear access and both units have their own WC/utilities.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

ACCOMMODATION

2 Bridge Street	Sq Ft	Sq M
Sales Area	594	55.16
Office	109	10.17
Disabled WC		
Net Internal Area	703	65.33
4-6 Bridge Street		
Sales Area	1,268	117.84
Rear Store	113	10.52
Kitchenette & WC		
Net Internal Area	1,381	128.36
2-6 Bridge Street		
Total Internal Area	2,084	193.69

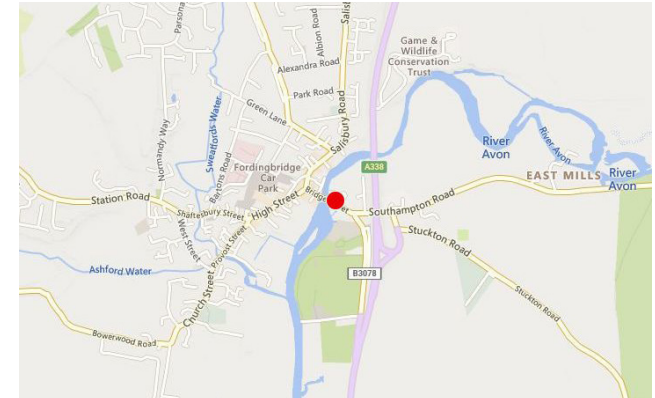
Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



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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2-6 BRIDGE STREET

TERMS FOR SALE

2 Bridge Street

Offers invited in the region of £90,000 for a 999 year long leasehold

4-6 Bridge Street

Offers invited in the region of £155,000 for the freehold or long leasehold.

2-6 Bridge Street

Offers invited in the region of £240,000

Freehold, to include £750 ground rent income from long leasehold upper floor flats.

TO LET

2 Bridge Street

Available on a new lease at a commencing rent of £7,800 per annum, exclusive.

4-6 Bridge Street

Available on a new lease at a commencing rent of £12,500 per annum, exclusive.

2-6 Bridge Street

Available on a new lease at a commencing rent of £20,300 per annum, exclusive.

It is understood that the property is not elected for VAT.

RATES

Rateable Value - 2 Bridge Street £8,300
4-6 Bridge Street £13,250

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

*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 local authority in the first instance for confirmation.

EPC

Asset Rating - 2 Bridge Street TBC
4-6 Bridge Street B (50)



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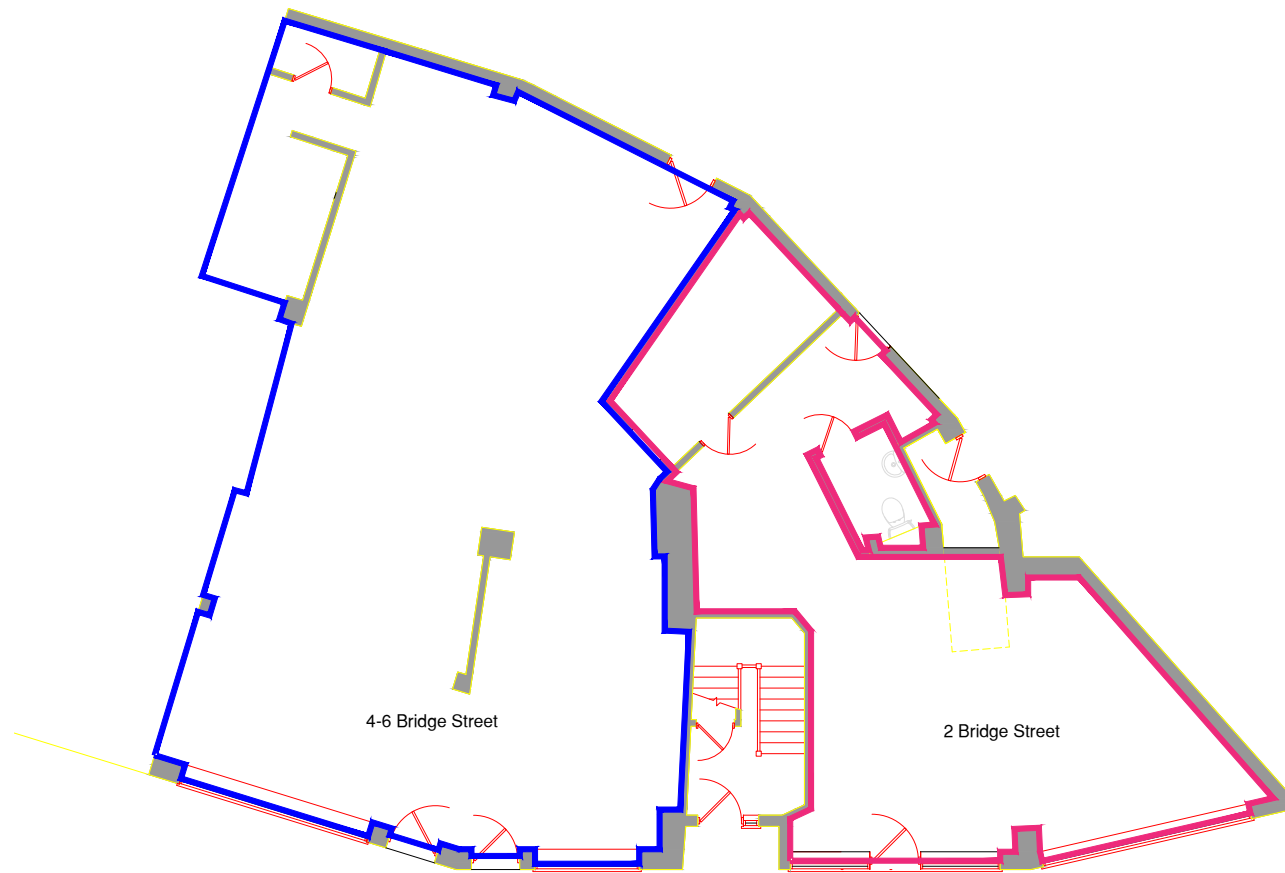


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Plan not to scale

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