

PROPERTY PARTICULARS

FULLY LET INCOME PRODUCING PROPERTY INVESTMENT

17 Market Place, Ringwood



**Brecker
Grossmith**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

020 7486 3531

www.breckergrossmith.co.uk

5,406 sq ft / 502.23 sq m

17 Market Place,
Ringwood
BH24 1AN

■ LOCATION

The premises is located in the busy new market town of Ringwood, which benefits from a wide catchment area and strong seasonal tourist trade.

The nearby A31 provides good connectivity to Bournemouth and the South Coast, Southampton and Salisbury.

■ DESCRIPTION

The subject property is a two-storey red brick construction, comprising 2 retail units at ground level and offices on the 1st floor.

Floor areas for the property are below:

GF Retail Unit 1: 1,326 sq ft

GF Retail Unit 2: 1,392 sq ft

1st Floor Offices: 2,688 sq ft

TOTAL: 5,406 sq ft

All sizes provided approx.

■ USE

A1 Retail on Ground Floor, B1 Offices on 1st Floor.

■ TENURE

Freehold.

■ TENANCY SCHEDULE

Unit	Tenant	Type	Start	Renewal	Expiry	Outside Act	Next review	Rent	Break
Ground Floor Unit 1	S & Z Bulbul	Retail	30/08/1996	30/08/2011	29/08/2026	N	30/08/2021	£23,500.00	N/A
Ground Floor Unit 2,	Cancer Research UK	Retail	25/03/2009		24/03/2019	N		£21,500.00	N/A
First Floor Unit 3	Rich Interactive Limited	Offices	16/03/2017		15/03/2026	N	16/03/2022	£20,000.00	16/03/2020
TOTAL INCOME								£65,000.00	

Viewings

Strictly through Landlords sole agents.

Brecker Grossmith:

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