



483 Ringwood Road, Ferndown, BH22 9AG

Ground Floor Commercial Unit To Let

- 675 sq ft (62.77 sq m)
- Available on a new FRI Lease (subject to vacant possession)
- Prominent position fronting Ringwood Road
- 100% small business rates relief (for qualifying businesses)

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LOCATION

The property fronts the busy A348 Ringwood Road within the Ferndown shopping centre and adjoins the access road to the Tesco supermarket and its large car park. The A348 is the main link between Poole and Southampton, the motorway network and London.

DESCRIPTION

The property comprises a ground floor commercial unit configured with a main open plan sales/office area with rear kitchenette and WC. The unit benefits from rear loading access and an allocated parking space in the rear car park.

Internal width - 4.33m (46.01 Sq Ft)

Built depth - 14.94m (160.81 Sq Ft)

Total net floor area – 62.77m (675.65 Sq Ft)

PLANNING

We understand the property had the benefit of a planning consent for uses falling within Class E of the Town & County Planning (Use Classes) Order 1987 (as amended). Accordingly, the property is considered suitable for a range of commercial units including office or retail use.

TENURE

The property is available (subject to vacant possession) by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

RENT

£12,000 per annum exclusive of rates, insurance and VAT.

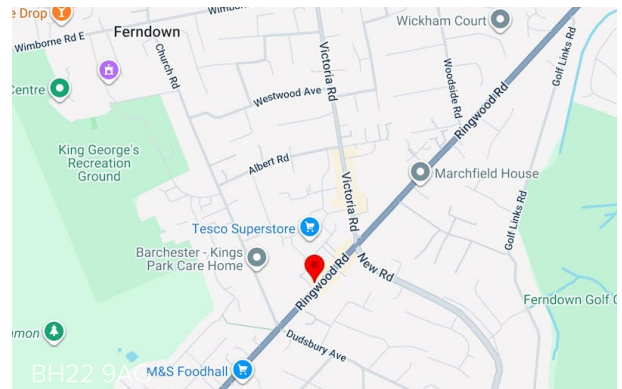
RATES

The property has a rateable value of £8,600. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Qualifying businesses who only occupy one commercial property may be able to claim 100% small business rates relief. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

EPC

The property has an energy rating of E-122. A copy of the full EPC is available on request.



SUMMARY

Available Size	675.65 sq ft
Rent	£12,000 per annum
Rateable Value	£8,600
EPC Rating	E (122)

VIEWING & FURTHER INFORMATION

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