

# LEASE FOR ASSIGNMENT

PROMINENT GROUND FLOOR RETAIL UNIT/OFFICE  
WITH FURTHER OFFICES ABOVE  
1,703 SQ FT // 158.16 SQ M



RETAIL

goadsby

406-408 RINGWOOD ROAD  
FERNDOWN, DORSET, BH22 9AU

# SUMMARY

- PROMINENT RETAIL UNIT/OFFICE WITH RETURN FRONTAGE
- GROUND FLOOR SALES, BASEMENT STORAGE AND LARGE FIRST FLOOR OFFICES
- LOCATED ON EXTREMELY BUSY THOROUGHFARE
- LEASE FOR ASSIGNMENT EXPIRING OCTOBER 2022
- QUOTING RENT - **£15,000 P.A.X**

# LOCATION

Ferndown is situated on the northern side of the Bournemouth/Pooler conurbation approximately 3 miles to the east of Wimborne and 4 miles to the south west of Ringwood. The property is situated in a prominent trading position fronting Ringwood Road at its junction with Victoria Road/New Road and a **TESCO SUPERMARKET** is located opposite with other multiple retailers in the vicinity including **COSTA COFFEE**, **KFC**, **WILLIAM HILL** and **DOMINOS**.

There is numerous limited wait roadside parking along this stretch of Ringwood Road.

# FERNDOWN OCCUPIERS



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## Description

The premises, with return frontage to Ringwood Road and New Road, provides a main sales area on the ground floor with an internal staircase leading to a basement providing ancillary storage. The upper parts, which also have a separate access as well as an internal access, provide a number of open plan offices, male and female WCs and a staff room/kitchen.

## Summary of Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

	sq m	sq ft
<b>Ground Floor</b>		
Sales/Retail Area	40.59	437
Basement	32.01	345
Staff Room/Kitchen	10.96	118
<b>First Floor Offices</b>	74.60	803
<b>Total Net Internal Area Approx.</b>	<b>158.16</b>	<b>1,703</b>

## Terms

The premises are held on the residue of a 9 year full repairing and insuring lease which was granted 7th October 2013 and expires 31st October 2022. The current rent passing is **£15,000 per annum, exclusive** and the lease provides for an upward only rent review on 1st November 2021. There are no break options during the remainder of the term.

## Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£7,500**

Rates payable at 49.1p in the £ (year commencing 1st April 2018)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC Rating

D - 80

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

## Viewing

Strictly by prior appointment through the sole agents, Goadsby, through whom all negotiations must be conducted.



## Important

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

