



FOR SALE

Office Investment
908 sq ft (84.35 sq m)

- Rare Investment Opportunity
- Innovative Development
- Popular Local Business Location
- Lease with 5 year Unexpired Term
- Producing £9,000 pa

Fryern Court Road, Fordingbridge

Unit 3, Glasshouse Studios, Fryern Court Road, Fordingbridge, SP6 1QX



LOCATION

Fordingbridge lies approximately 12 miles south of Salisbury and 7 miles north of Ringwood on the A338 and has a resident population of 6800 (Source: 2021 Census).

Glasshouse Studios is situated on the north edge of the town of Fordingbridge, on the edge of a rural location, but within easy reach of the town and with good connections with the A338 Salisbury to Ringwood Road.

DESCRIPTION

Glasshouse Studios comprises an innovative conversion of a former glasshouse building into self contained business units.

The building has a communal entrance with an oasis themed atrium.

Unit 3 comprises an open plan office/unit with air conditioning/heating, a kitchen and cloakroom facilities.

There is a rear door, which provides additional access.

Externally and adjacent to the entrance of the main building is a car park. Unit 3 has 3 allocated spaces.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council, Apple Tree Court, Lyndhurst, SO43 7PA. Tel: 02380 285000.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Office/Business		
Space	878 sq ft	(81.57 sq m)
Kitchen	30 sq ft	(2.79 sq m)

TENURE

Long leasehold.

The property is held on a long leasehold granted for a term of 999 years from 1 July 2004 at a peppercorn ground rent. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

PRICE

£125,000.

TENANCY

The property is let to Monster Ventures Ltd with effect from 19 June 2024 on a full repairing and insuring basis for a term of 7 years at a rent of £9,000 per annum exclusive. There is a tenant break and rent review at the end of the 5th year. (details on application).

VAT

VAT is payable on the sale price, but the property is currently rented and could be sold as a Transfer of a Going Concern.

BUSINESS RATES

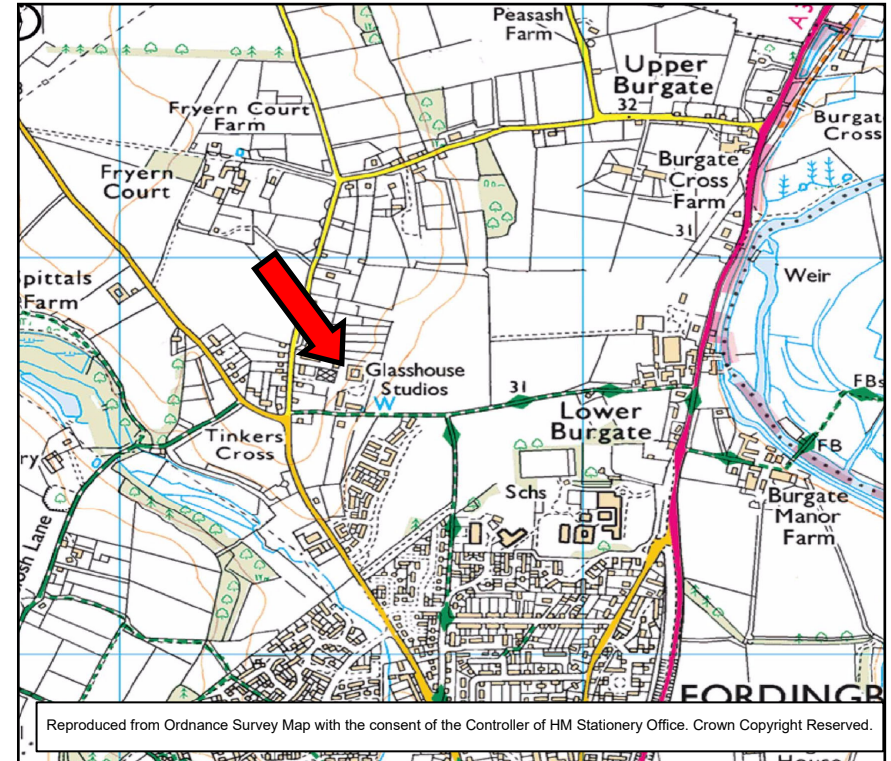
Rateable Value: £10,500.*

Rates payable for year ending 31/03/27: £4,536.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of C74.

VIEWING

Strictly by appointment only.

Ref: GM/JW/16949-3

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