

FOR SALE/TO LET

Characterful 'Class E' Commercial

**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



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.



What3words: [grades.dividers.runners](#)

Planning

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.

EPC

2 Bridge Street	To be assessed
2-4 Bridge Street	B (50)

Rateable Value

2 Bridge Street	£8,000
4-6 Bridge Street	£13,250

Source www.gov.uk/find-business-rates



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.

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 Net 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.



Code of Leasing

All interested parties should be aware of the RICS 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.

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.



For identification purposes only. Not to scale and not to be relied upon.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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