



25 SALISBURY STREET, FORDINGBRIDGE

Recently refurbished lock-up shop in Fordingbridge town centre. Approx 324 sq ft (30.1 sq m)

- | Prominent position
- | Close to central car park
- | New lease

HANTS SP6 1AB

TO LET

**WOOLLEY
& WALLIS**

Location

The property occupies a prominent position in Fordingbridge Town Centre opposite Tesco Metro and within a convenient walking distance of all the Town's amenities including the main pay and display car park. Fordingbridge is an attractive country town lying on western edge of the New Forest and benefits from good connections to Southampton and Bournemouth. The Cathedral city of Salisbury lies approximately 10 miles to the north east along the A338 while Ringwood/ the A31 is situated just 6 miles south.

Description

The premises comprise a recently refurbished lock-up shop which included the provision of a new WC and adjacent kitchenette facility. The walls were newly insulated and plasterboarded with an emulsion finish and a number of power points were incorporated. There are simple pendant light fittings to the ceiling enabling a tenant to fit their preferred choice of lighting as part of their fit out.

Accommodation

	m ²	ft ²
Ground Floor		
Shop frontage: 4.26 m (14'0")		
Shop depth: 7.85 m (25'9")		
Retail Sales	30.1	324
WC	-	-

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£8,000 per annum.

We are advised that VAT will not be applicable.

Business Rates

Rateable Value: £6,300

The Small Business Rate Multiplier for the year 2025/26 is 49.9 p in the £. Where the Rateable Value is £12,000 or less, eligible ratepayers will receive 100% Small Business Rate Relief and therefore no rates will be payable.

Services

We understand mains electricity, water and drainage are connected to the property.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Legal Costs

Each party to pay their own.

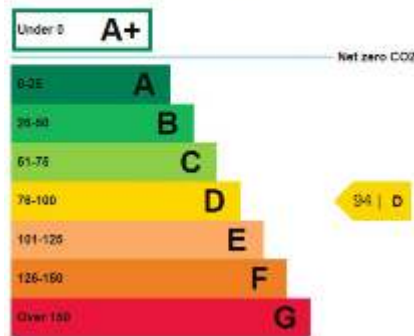
Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade

Energy Performance Certificate

Energy efficiency rating for this property

This property's current energy rating is D.



Viewing

Strictly by appointment through Woolley & Wallis
Tel: 01722 330333.



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in June 2025.

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& WALLIS**