



FOR SALE

Prominent Town Centre Retail Unit
Net Sales Area
775 sq ft (71.98 sq m)

- Busy High Street Frontage
- Rare Freehold Opportunity
- Vacant Possession Shop
- Suit Owner Occupier or Investor
- Price not Subject to VAT
- First Floor Flat Separately Available by Negotiation
- Second Floor Flat Sold

High Street, Fordingbridge

59 High Street, Fordingbridge, SP6 1AS

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).

The property occupies a busy central trading position fronting the High Street (B3078), close to the junction with Shaftesbury Street, with other nearby occupiers including The Crown Public House, Hays Travel and the Co-op convenience store.

DESCRIPTION

The premises comprise a terraced ground floor lock up retail unit with full width glazed window display frontage, with central customer entrance doorway leading to an open plan front sales area, with an interconnecting rear sales area. The rear ancillary area comprises a stockroom, office space and a staff WC facility.

The upper floors comprise two residential flats.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council, Appletree Court, Beaulieu Road, 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

Gross Frontage	23' 9"	(7.24 sq m)
Internal Width	24' 9"	(7.54 sq m)
Narrowing to	19' 3"	(5.87 sq m)
Shop Depth (max)	40' 1"	(12.21 sq m)
Net Sales Area	775 sq ft	(71.98 sq m)
Ground Floor		
Ancillary	256 sq ft	(23.83 sq m)
Separate WC		
First and Second Floors	Not inspected	

TENURE

Freehold with vacant possession of the ground floor shop and subject to the existing residential tenancies of the upper floor flats.

The first floor flat is let on a long lease for a term of 999 years with effect from 1st September 1979 at a peppercorn rent.

The second floor flat is let on a long lease for a term of 189 years with effect from 1st September 1979 at a peppercorn rent.

PRICE

£164,950.

VAT

VAT is not payable on the sale price.

BUSINESS RATES

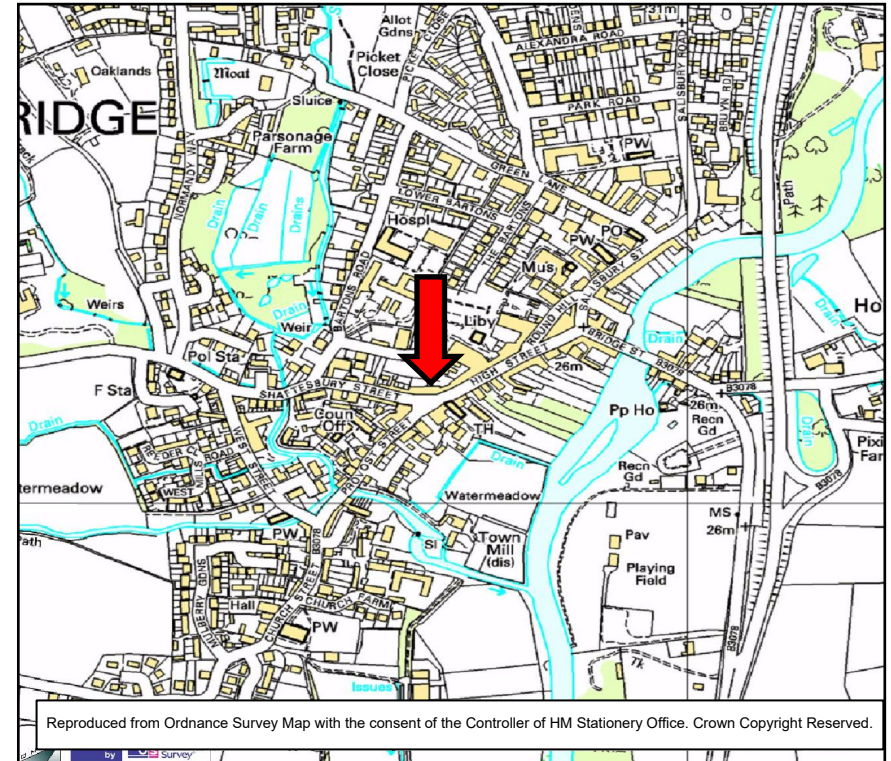
Rateable Value: £13,750.*

Rates payable for year ending 31/03/26: £6,861.**

*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 a 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, gas, 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.

AGENTS NOTE

The first floor residential flat may be available separately for sale. Details on application.

ENERGY PERFORMANCE

The property has an EPC rating of B44.

VIEWING

Strictly by appointment only.

Ref: SL/JC/JW/19954

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