

FOR SALE/TO LET

Character Class E Freehold
Opportunity

The Old School House, Provost Street, Fordingbridge, Hampshire, SP6 1AY

Key Features

- Old School House (Front) 736 Sq. Ft. (68.4 Sq. M.) – Vacant
- Front Class 'E' Unit Available For Sale or To Let
- West Wing Old School House (Rear) 885 Sq. Ft. (82.25 Sq. M.) – Tenanted
- West Wing Old School House (Rear) Let to Hampshire Police at £9,000 per annum.
- Freehold For Sale to Include Both Elements
- Redevelopment Potential to Residential Units (STP)



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

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 6000 (2011 Census).

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 comprises of two separate elements, the first being the 'Old School House' which is a grade II listed building fronting Provost Street, comprising several separate ground floor office rooms forming one unit. The unit is suitable for a range of uses and the main front room benefits from a double frontage. The unit is currently vacant and available to either purchase or let and has been recently fully refurbished by the landlord/vendor.

The second element on offer is 'West Wing, School House' which is let to Hampshire Police on a 25 year lease (see overleaf for further details). This is a newer construction and while it is currently tenanted which provides very secure income, if the tenant were to vacate, could be converted to residential accommodation (subject to planning) and create an attractive scheme owing to the high vaulted ceilings. This aspect is available to purchase either as a standalone investment (long leasehold) or in combination with the front vacant unit (freehold). Please note, no internal photos are available of West Wing at the current tenant's request.

To the rear, both units benefit from car parking spaces, see accommodation schedule for breakdown.

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.



What3words: [thumbnail.charities.nest](https://www.what3words.com/thumbnail.charities.nest)

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Accommodation

Old School House (Vacant)	Sq Ft	Sq M
Office 1	213	19.82
Office 2	299	27.76
Office 3	94	8.7
Office 4	130	12.12
Kitchenette & WC		
2 Car Parking Spaces		
Total Net Internal Area	736	68.4
School House West Wing (Tenanted)	Sq Ft	Sq M
Office	464	43.12
Office	421	39.13
Kitchenette, Male and Female WC		
3 Car Parking Spaces		
Total Net Internal Area	885	82.25

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition

Terms/Tenure

Old School House – Vacant Part

Available by way of a new effective full repairing and insuring lease at a rental of £9,000 per annum, exclusive.

Or

Offers invited in the region of £120,000 with the benefit of vacant possession for a new 999 year long leasehold

School House West Wing – Tenanted Part

Offers invited in the region of £130,000 for a new 999 year long leasehold with the benefit of the existing tenancy in situ.

Total Building – Freehold (HP381520)

Offers invited in the region of £250,000 for the freehold interest to include both elements detailed above.

We understand that VAT is not payable.

Tenancy Details

The unit known as West Wing, School House 34–36 Provost Street is let to 'The Police and Crime Commissioner for the Hampshire Police Area' by way of an effectively full repairing and insuring lease dated 27th September 2013 for a term of 25 years (expiring 2038) at a rental of £9,000 per annum, exclusive with upwards only rent reviews every 5th anniversary (next review 2028). The tenant benefits from a rolling break option every 3rd anniversary (next break 2029).

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



EPC

Old School House – Asset Rating To be assessed

School House West Wing – Asset Rating D (93)

Rateable Value

Old School House £7,600

School House West Wing £8,600

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

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.



Contact Us

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

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