

In partnership with



11 High Street
Ringwood, BH24 1BA

Former Bank Premises

4,554 sq ft
(423.08 sq m)



- Prominent position in affluent market town
- Large rear car park
- Freehold

Summary

Available Size	4,554 sq ft
Price	Offers in the region of £445,000
Rates Payable	£21,207.50 per annum
Rateable Value	£42,500
VAT	Applicable
EPC Rating	D

Description

The building is arranged over ground and first floor, with the former banking hall, back office, strong room, storage and male and female toilets all located at ground floor level. The first floor is a single room above the front of the property, with a further pair of WCs.

To the rear is a substantial car park with 21 parking spaces in the current configuration. There is a separate customer access from the car park straight into the sales space, as well as a second entrance to the front which could become a unique access to the first floor if converted to office or residential.

Location

Ringwood is a historic market town situated on the western edge of the New Forest National Park in Hampshire, with a population of around 14,500 people as of 2021. Ringwood sits around 11 miles north of Bournemouth and 16 miles south of Salisbury, with a strong retail component.

The High Street boasts the likes of Co-Op Funeralcare, Reeve Baker, Santander and The Works, all in close proximity to the subject property.

Accommodation

The accommodation comprises the following areas:

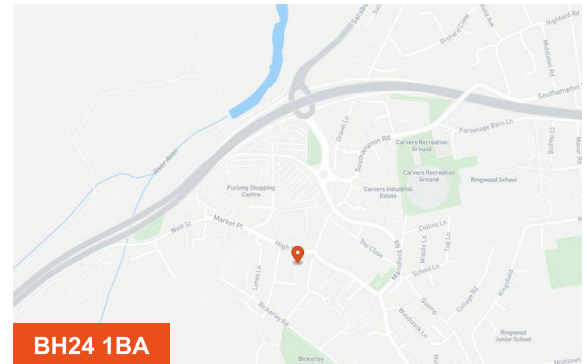
Name	sq ft	sq m
Ground - Retail	2,154	200.11
Ground - Ancillary	1,913	177.72
1st - Ancillary	487	45.24
Total	4,554	423.07

Legal Fees

Each party to bear their own costs.

Anti Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



BH24 1BA

Viewing & Further Information

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