



234 HURN ROAD, MATCHAMS, RINGWOOD, BH24 2BT

CAR SALES FORECOURT AND SHOWROOM / OFFICE TO LET

Unit - 0.02 acres plus Forecourt - 0.14 acre



Summary

CAR SALES FORECOURT AND SHOWROOM/OFFICE

Available Size	0.14 acres
Rent	£36,000.00 per annum inclusive of business rates but exclusive of VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order
Business Rates	The business rates are included within the annual rent.
EPC Rating	C (72)

- Car sales forecourt providing 40 spaces
- Frontage to Hurn Road
- Showroom for 3/4 cars
- Carpeted sales office
- Tarmac forecourt

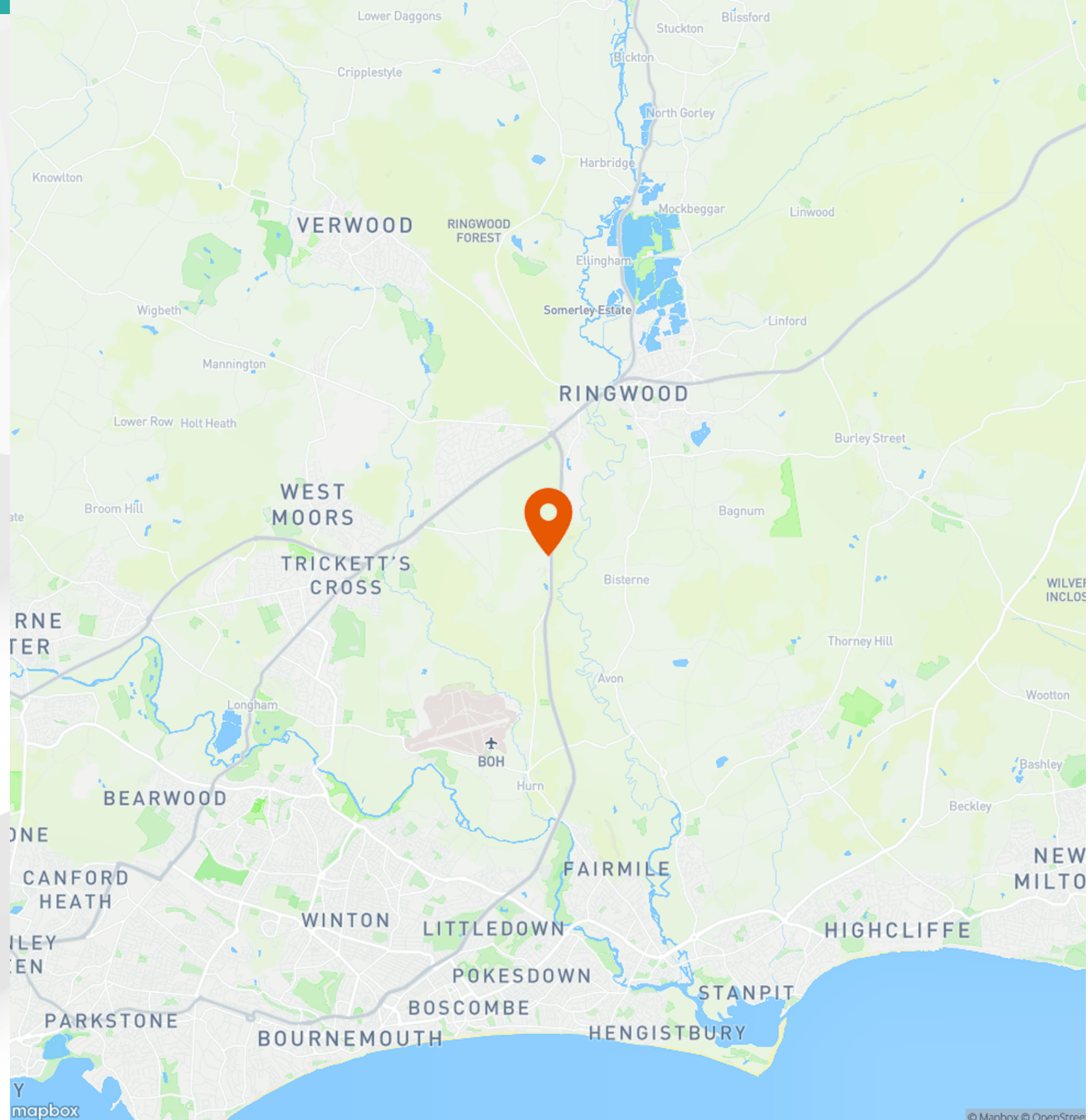


Location



**234 Hurn Road Matchams,
Ringwood, BH24 2BT**

The forecourt is located on Hurn Road which links with Matchams Lane and the A31 which provides a dual carriage link to Bournemouth and also the M27/M3 motorway networks.





MOTOR

LC59 XNZ

Further Details

Description

The site comprises a car sales showroom / sales office. The showroom forms part of a detached building containing several motor trade related occupiers. The unit is 864 sq ft (0.02 acres) and has showroom space for 3 / 4 cars, an office with lights and carpets and a store room. The floor in the showroom is concrete and is accessed via either a sliding loading door measuring 2.7m wide x 2.25m high or a personal door.

The main forecourt is a tarmac surface for approximately 28 cars with a further 2 spaces in front of the office. There is also an additional tarmacked area on the site which provides parking for 10 cars. The external area is approximately 0.12 acres / 5,150 sq ft.

Lease Terms

Available by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must





Enquiries & Viewings



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