



THE STABLES, 30 NEW STREET, RINGWOOD, BH24 3AD

OFFICE TO LET

497 SQ FT (46.17 SQ M)



**Vail
Williams**

Summary

TO LET – SELF-CONTAINED CHARACTER OFFICE ACCOMMODATION

Available Size	497 sq ft
Rent	£13,950 per annum exclusive of VAT, business rates, service charge, utilities, insurance and all other outgoings payable quarterly in advance.
Rateable Value	£3,150 (from 01.04.23)
EPC Rating	D (91)

- Detached, self-contained, character office accommodation
- Approx ½ mile distant from Ringwood High Street
- *100% Small Business Rates Relief currently available
- Not elected for VAT



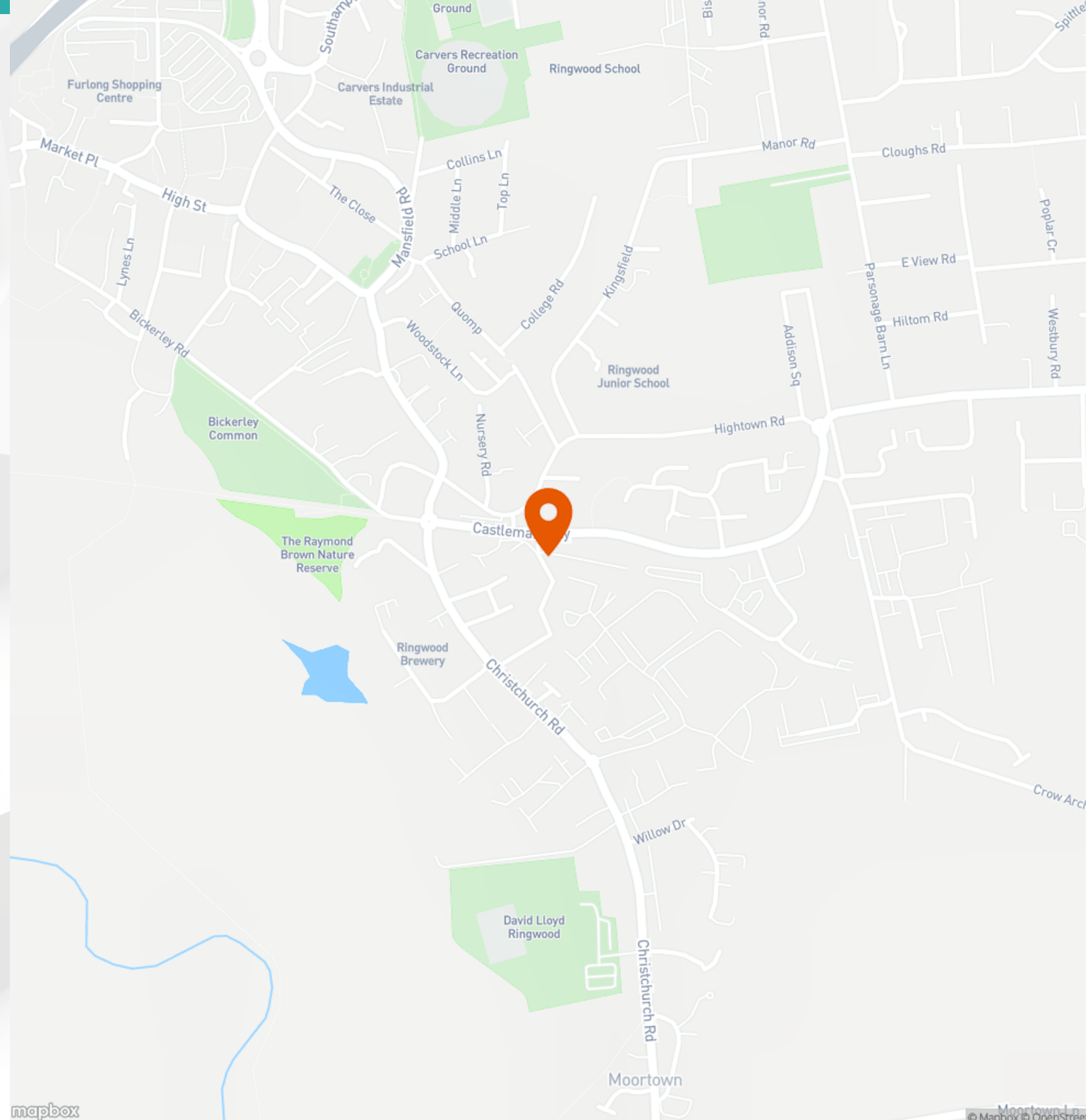
Location



**The Stables 30 New Street,
Ringwood, BH24 3AD**

The Stables is located on New Street which is accessed off Castleman Way and is approximately ½ mile distant from Ringwood High Street. It is less than 1 mile distant from the A31 providing connections to the A338 and motorway networks.

Ringwood offers a number of restaurant and retail facilities and occupiers in the nearby vicinity include Lidl, Anytime Fitness, David Lloyd and Premier Inn.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	253	23.50	Coming Soon
1st	244	22.67	Coming Soon
Unit - Total IPMS3 Area	497	46.17	Coming Soon
Ancillary - Limited Use Area (under 1.5m)	73	6.78	Coming Soon

Rateable Value

£3,150 (from 01.04.23) *100% Small Business Rates Relief is currently available on properties with a rateable value of £12,000 or less, subject to conditions.

Description

The Stables is a detached, self-contained, character office premises which comprises a two-storey building of brick construction with a tiled roof.

There are UPVC windows at ground and first floor levels. The accommodation is arranged as 3 offices split over ground and first floor with stair access. There are unisex W.C and kitchenette facilities. The accommodation benefits from the following brief specification:

- Carpets
- LED lighting
- Electric heaters
- Kitchenette
- Unisex W.C

Terms

Available by way of a new Full Repairing and Insuring lease for a negotiable term, incorporating periodic upward only, open market rent reviews.

Viewings

Strictly by appointment through the sole agent.

AML

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

VAT

Our client has advised that the property has not been elected for VAT and therefore it is not currently applicable.

Legal Costs

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

EPC Rating

To be assessed.



Enquiries & Viewings



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 **Vail
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