



WELLS GARAGE, SALISBURY ROAD, RINGWOOD, BH24 1AU

OPEN STORAGE / TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE TO LET
7,416 SQ FT (688.97 SQ M)



Summary

Former Car Garage To Let

Available Size	7,416 sq ft
Rent	£125,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance
Rateable Value	£69,000 The site is currently assessed under multiple assessments
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

- Extensive visibility to A338 Salisbury Road
- Only 0.4 miles from A31
- To be extensively refurbished
- 0.67 acre site area
- Rent - £125,000 pax



Location

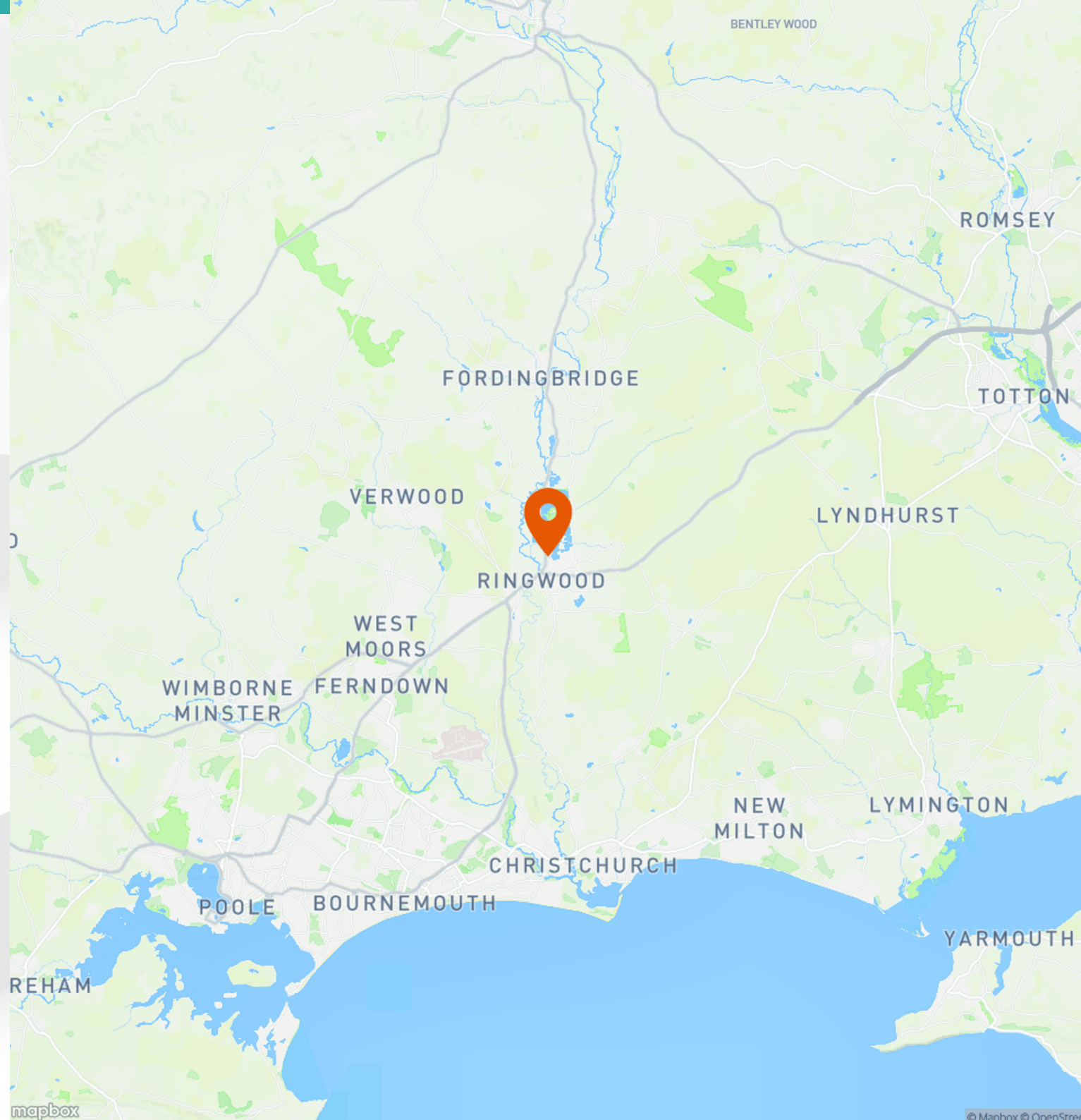


**Wells Garage Salisbury Road,
Ringwood, BH24 1AU**

Wells Garage is located on Salisbury Road (A338) which is the main road connecting Ringwood and Salisbury.

Access to the A31 is approximately 0.4 miles distant from the premises, which provides links to the M27/M3 motorway networks.

The premises is located approximately 0.6 miles distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Main Warehouse	2,530	235.04
Ground - Rear Store	679	63.08
Ground - Ground Floor	1,549	143.91
Ground - Side Showroom	1,852	172.06
1st - 2 Bedroom Flat	806	74.88
Total	7,416	688.97

Description

The premises comprises, Warehouse/Workshop, Rear Store, Ground Floor Office / Stores, Showroom and 2 bedroom Flat providing a total Gross Internal Area of 7,416 sq ft.

The total site area is 0.67 acres and externally includes concrete, tarmac and hardcore surfaces and covered canopy.

The entire premises will be refurbished and interested parties are urged to make further enquiries.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews. Interested parties are urged to make further enquiries.

Viewings

Strictly by prior appointment through sole agents Vail Williams.

AML

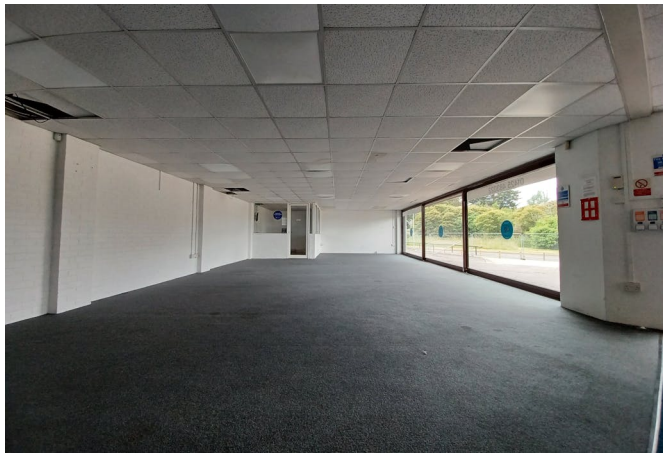
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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





Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262

 **Vail
Williams**
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