




ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



STORAGE / WORKSHOP TO LET

NEW LEASE AT £6,500 p.a.

BUILDING D, NEW CLOSE FARM, RINGWOOD ROAD, BRANSGORE,
 CHRISTCHURCH, BH23 8JL



KEY FEATURES

- Barn suitable for workshop/storage
- Total floor area: 527 sq.ft. (48.9 sq.m.) approx

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821

SITUATION & DESCRIPTION

From the A35 Lyndhurst Road (junction adjoining the Cat and Fiddle) you drive for 1 mile along the Salisbury road to reach New Close Farm

The accommodation comprises a barn that is suitable for storage or workshop for either a small business or local hobbyist.

ACCOMMODATION

Width	34'00" (10.3m)
Depth	15'06" (4.7m)
Total Floor Area	527 sq.ft. (48.9m) Approx.
Gates	9'00" x 7'05" (2.7m x 2.3m)
Gates	10'00" x 7'05" (3.1m x 2.3m)

Within the building there is lighting and electric sockets can be installed if required by an incoming tenant

TENURE

Available on a new 3 tenancy agreement at a rental of £6,500 p.a.
The tenancy includes mutual rolling break clauses on 3 months notice

ARRANGE A VIEWING



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

EPC RATING -

Available on request

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

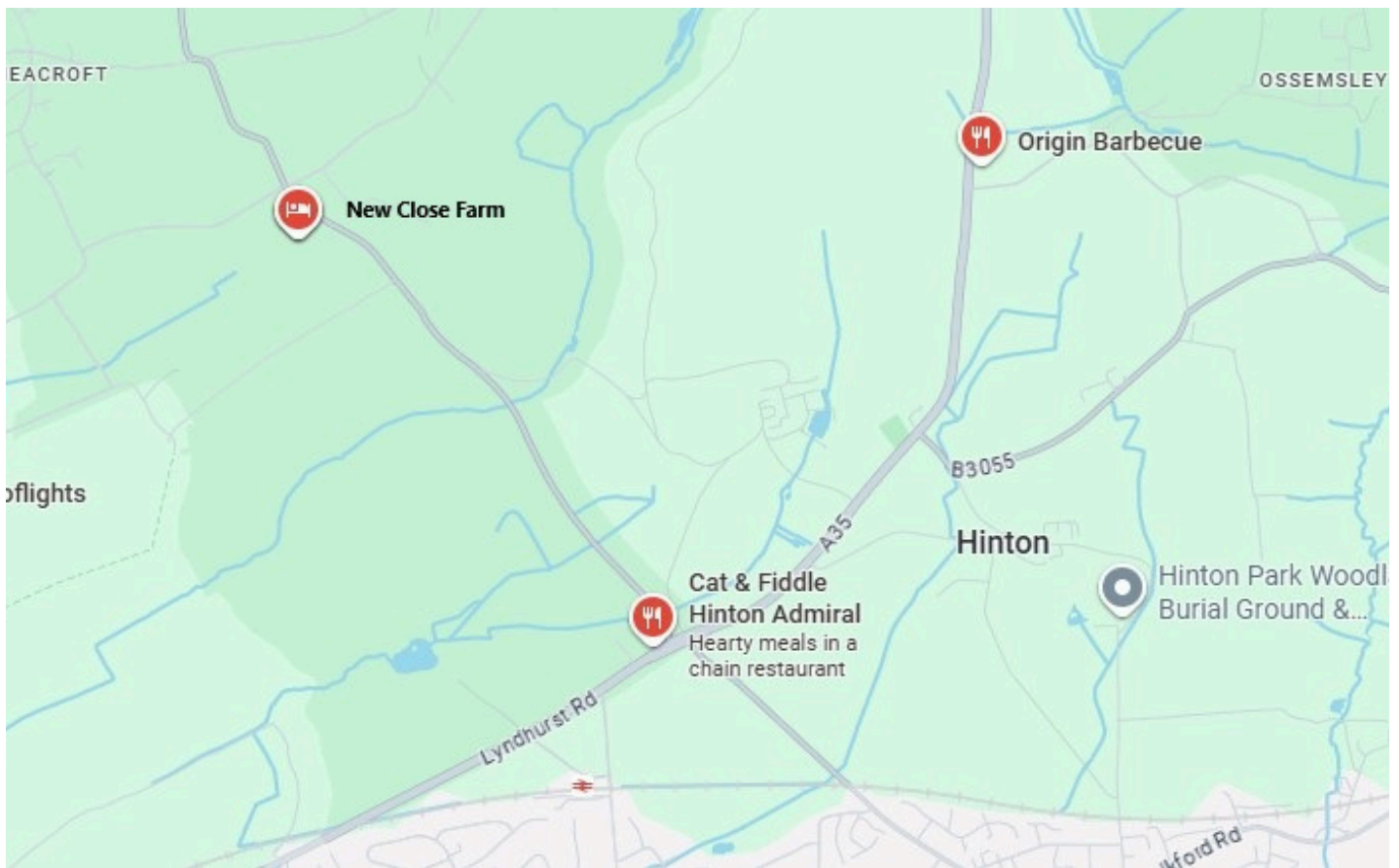
ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821

MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821

