

TO LET

Prominent Class 'E' Unit along Busy Thoroughfare

Ground Floor Retail Unit, Woodhouse Court, 88 Ringwood Road, Verwood, Dorset, BH31 7AL

Key Features

- Adjacent to Co-Operative Food
- Offers Dual Frontages (Front and Rear)
- Car Parking Available
- Class 'E' Use – Suitable for a range of uses
- Net Internal Area – 797 Sq. Ft. (74.07 Sq. M.)
- 100% Small Business Rates Relief (Subject to Eligibility)
- Available on a new lease at a rental of £12,500 per annum plus VAT, exclusive



Location

The premises is well-positioned in Verwood and offers excellent visibility along the busy main route with convenient access to the town centre which is less than 0.5 miles away. The location benefits from strong transport links to Ringwood, Bournemouth and the wider Dorset and Hampshire areas making it attractive for local and regional businesses.

Description

The unit is located adjacent to Co-Operative Food which is the anchor tenant for Woodhouse Court. The unit benefits from dual frontages at the front and rear of the unit, laminate wood flooring, intruder alarm system, suspended ceiling with LED lighting, air conditioning and parking at the rear.



What3words: **besotted.wheels.harvest**

Accommodation

Floor Areas	Sq Ft	Sq M
Sales Area	797	74.07
Kitchenette & WC		
Total Net Internal Area	797	74.07

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

GET IN TOUCH: 01202 887 555 | www.mavarealestate.co.uk



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £12,500 per annum, exclusive of rates VAT and all other outgoings.

Please note VAT is payable on the rent.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating B (47)

Rateable Value

Rating 2025/26 - £11,000 2026/27 - £12,750

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Clare Julyan | 01202 877 555 | cjulyan@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.