



Christchurch Road

Ringwood, BH24 1DR

SPENCERS
NEW FOREST



The Property

Three charming character cottages have been combined to create a highly flexible freehold office space near the centre of the market town of Ringwood. The premises, which are deceptively spacious, could either be subdivided to provide an office and generate rental income, or be converted to residential, subject to planning permission.

- There are four parking spaces located behind the office that are available for rent to the purchaser
- The properties are partly listed - 80 & 82 are listed but 78 isn't
- The property's are segregated into two title plans - 78 & 80 and then 82
- The building features three separate entrances
- Array of rooms, offering multi use to suit personal preference
- Ground floor accommodation, featuring five rooms
- First floor accommodation, featuring five rooms
- Second floor accommodation, featuring five rooms
- A modern kitchen
- The building has been wired with a computer network throughout, with high level intruder alarms and fire detection systems
- Two separate WCs
- Vacant and Legal pack ready
- Suitable as SIPP investment
- Potential rental value of £30k p.a
- Approximately 3000 sq. ft
- Ofcom-certified internet speeds of up to 1000 Mbps (Superfast)

FLOOR PLAN

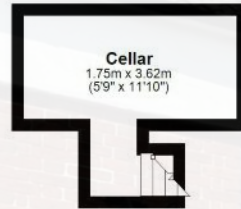
Ground Floor

Approx. 91.1 sq. metres (980.3 sq. feet)



Basement

Approx. 7.8 sq. metres (83.7 sq. feet)



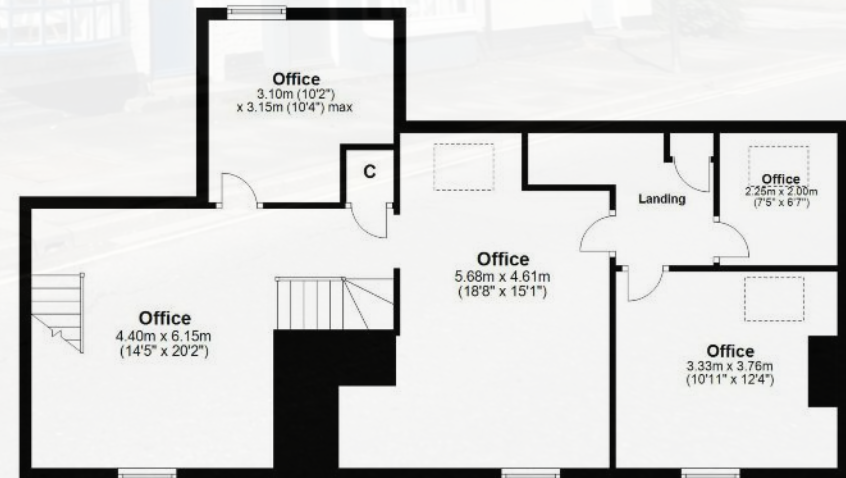
First Floor

Approx. 90.1 sq. metres (969.4 sq. feet)



Second Floor

Approx. 79.9 sq. metres (859.5 sq. feet)



Total area: approx. 268.8 sq. metres (2892.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



Services

Drainage: Mains

Heating: Electric

Energy Performance Rating: E Current: 113

Ofcom internet speeds up to 1000 Mbps (Superfast)

The Situation

The properties are conveniently situated within walking distance of the historic market town of Ringwood, excellent local schools and the David Lloyd leisure centre. Ringwood is situated on the edge of the Avon Valley and the New Forest National Park and offers a superb range of independent and high street shops, boutiques, cafes and restaurants. The easily accessible A338 provides a direct route to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), and to the city of Salisbury (approximately 18 miles north), and the A31 links to Southampton (approximately 18 miles east via the M27) and London, approximately 2hrs distant (via the M3 & M25). There are international airports at both Southampton and Bournemouth.

Directions

From the central Ringwood roundabout, join Mansfield Road and pass two sets of traffic lights. At the mini roundabout take the first exit onto Christchurch Road. The properties can be found after a short distance on your right hand side.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us:

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