



Primmer Olds B.A.S

FOR SALE / TO LET

Grade II* Listed office building and laboratory

BRIDGE HOUSE, WEST STREET, RINGWOOD, HAMPSHIRE BH24 1DY

Key Features

- Total GIA 721.86 sq.m (7,770 sq.ft)
- Unique Opportunity
 - All Enquiries
 - Central Location
 - Adjacent to A31



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

Bridge House, West Street

DESCRIPTION

Ringwood is a vibrant New Forest market town with good road communications via the A31 and A338 providing good access to Bournemouth, Poole, Salisbury, Southampton and the motorway network to London.

The property, which is located to the west of the town in close proximity to the A31, comprises a three storey period Grade II* Listed office building with connection to a single storey building which itself is linked to a more modern two storey building which have been used as a laboratory.

The site itself extends shares boundaries with West Street to the north to Bickerley Millstream to the south. There is parking for approximately 30 cars.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Front Building	4,335	402.72
Middle Building	1,481	137.58
Rear Building	1,954	181.53
Total	7,770	721.83

Areas stated are measured on a Gross Internal Area. Measurements taken off plan. Areas stated are subject to further survey. IPMS 3 areas available on request.



PLANNING

Interested parties are advised to make their own enquiries. It may be possible, subject to planning permission being granted, to use the site, including the main Listed office building for a single residential dwelling. The Local Authority have indicated that the listed building is not suitable for subdivision into apartments and should be retained in its current layout.

RATES

Rateable Value £51,500

Source - voa.gov.uk

The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

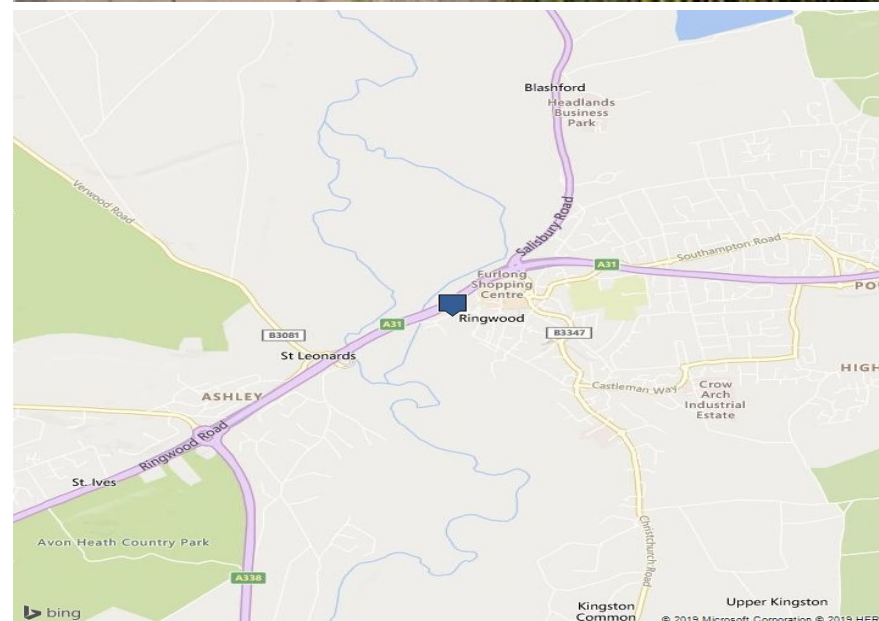
All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating - TBC

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively, available to purchase the Freehold interest with vacant possession on completion. The sale will be subject to an overage for any change of use. Rent & price on application.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Mr Patrick Mattison
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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - 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.

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