

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR COMMERCIAL/ SHOWROOM UNIT – TO LET

***UNIT 5 RINGWOOD TRADING ESTATE,
CHRISTCHURCH ROAD, RINGWOOD. BH24 3BB***

LOCATION

This trading estate is situated just under half a mile from the centre of Ringwood, on the corner of Castleman Way and fronting the Christchurch Road(B3347) The A31 trunk road provides access to Bournemouth, Poole, Southampton and Winchester, also leading to the motorway link to London.

DESCRIPTION

Gross internal area:
18.29m x 10.21m
(60'0" x 33'6") average
Sub-divided to provide:-
Showroom area
2 offices
2 Storerooms

Rear loading doors
Suspended ceiling
Radiator central heating
Ladies and Gents toilets



Total net useable floor area approx. 179 m² (1,927 ft²)

PARKING

4 car parking spaces are provided with this unit, two spaces to the front with the remaining two spaces to the rear. Access for rear loading and unloading.

PLANNING

The premises are suitable for showroom and commercial use, but in accordance with our usual practice, all applicants are encouraged to contact New Forest District Council, Planning Department (02380-285000) with regard to their proposed use.

LEASE TERMS

A new repairing and insuring lease is available, the duration of which is subject to negotiation.

Cont'd

RENT	£14,500 per annum, plus VAT exclusive of outgoings.
SERVICE CHARGE	Leasehold premises are often subject to a service charge in respect of the upkeep and maintenance of the common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service outgoings.
DEPOSIT	A deposit will be required equal to 3 months rent and retained for the duration of the lease.
RATES	Rateable Value: £10,250 for 2017 We understand that due to the low rateable value, no business rates will be payable from 1st April 2017 for the foreseeable future. Interested parties are advised to verify these figures with the local authority.
LEGAL COSTS	The lessee will be expected to pay the landlords legal expenses in this matter.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	From the roundabout beside the main Ringwood car park, leave by Mansfield Road sign posted Town Centre. Upon reaching the mini-roundabout, leave by the first exit into Christchurch Road and then upon reaching the next roundabout, proceed straight across then almost immediately turn left into the trading estate. The unit can then be seen straight ahead.

ENERGY PERFORMANCE ASSET RATING: D

**11 Christchurch Road
Ringwood
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Carr & Neave

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