

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

LOCK-UP SHOP - TO LET

43 CHRISTCHURCH ROAD, RINGWOOD. BH24 1DG

LOCATION

The lock-up shop is situated in a good and highly visible secondary trading location on the southern edge of the town centre. This New Forest market town has a wide catchment area together with a seasonal tourist trade due to its excellent location just off the A31 trunk road and on the edge of the New Forest.

ACCOMMODATION The premises provide:

Showroom divided into two areas:-

Area 1

5.03m x 2.92m (16'6" x 9'7"). Ceramic tiled floor. Squared opening to

Area 2

3.35m x 2.90m (11'0" x 9'6"). Ceramic tiled floor.

Storeroom/WC

2.74m x 2.54m (9'0" x 8'4")



Net Internal Sales Area approx. 24.15m² (260 ft²)

Cont'd

TERMS	The premises are offered by way of a new in-house agreement for a period to be agreed.
RENT	£450.00 per calendar month payable by bankers order, in advance, exclusive of outgoings.
DEPOSIT	A rental deposit will be required.
SERVICE CHARGE	This charge covers water and sewerage charges, property insurance, external repairs, external re-decoration and currently amounts to £98.50 per month.
RATES	Rateable Value: £3,300 We understand that with current legislation commercial premises with such a low rateable value will have no business rates payable for the time being, but we would recommend that this is verified with the local rating authority.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	From our office, turn left and continue for several hundred yards and the premises can be found on the left almost opposite Greyfriars Community Centre.
SPECIAL NOTE	The Estate Agents Act 1979, Section 21, requires us to disclose that a member of this firm has a beneficial interest in this property.

ENERGY PERFORMANCE ASSET RATING: G