

11 Christchurch Road
Ringwood
Hampshire BH24 1DG
Phone (01425) 470570
Fax (01425) 480084

Carr & Neave

enquiry@carrandneave.co.uk · www.carrandneave.co.uk

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

MODERN LOCK-UP SHOP UNIT

4 FRIDAYS COURT, HIGH STREET, RINGWOOD BH24 1AB

LOCATION

Fridays Court is a retail and office complex built in the late 1980's situated immediately off Fridays Cross, the junction of Christchurch Road, High Street and Southampton Road. Ringwood is a market town with a large catchment area, together with a seasonal tourist trade with visitors to the New Forest.

DESCRIPTION

Principal Retail Area
5.79m x 3.23m (19'0" x 10'7")
Rear Office/Display
3.53m x 1.85m (11'3" x 6'1")
Fitted Kitchen with separate WC



Net Area Approx. 25.55m²(275 ft²)

Cont'd

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

PARKING	With this retail complex, there is a private car park to the rear for the convenience of tenants and customers. Two parking spaces are provided with this unit, also a public car park is located within a few hundred yards or so of the shops.
DEPOSIT	A deposit equal to 3 months rent will be required and held by the landlord for the duration of the tenancy.
TERMS	A new in house rental agreement will be provided by the landlords.
RENT	£7,800 per annum, exclusive of outgoings.
SERVICE CHARGE	Currently, this amounts to £110.00 per quarter and includes the proportional cost of establishment lighting, contract refuse collection, car park maintenance, external repairs etc. Building insurance £150 per annum.
RATES	Rateable Value: £6,300 Due to the low rateable value, no business rates should be payable in most instances.
VIEWING	By appointment only please through the Agent.
DIRECTIONS	From our office, turn right and cross over the road, continuing just into the High Street. Turn left into the archway beside Fields, the Jewellers and number 4 can be found after a few yards on the right.

ENERGY PERFORMANCE ASSET RATING 'G'