

MODERN LOCK-UP SHOP UNIT TO LET

6 FRIDAYS COURT, HIGH STREET, RINGWOOD. BH24 1AB

LOCATION Fridays Court is a retail 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 Occupying a prominent corner location with a double aspect for maximum display.

Retail area: **7.07 m x 4.50 m (23'3" x 14'9")**

Rear lobby & Cloakroom



Net Sales area approximately 30.47 m² (328 ft²)

Cont'd

PARKING	One parking space is provided with this unit, also a public car park is located within a few hundred yards or so of the shops.
TERMS	A new in house rental agreement will be provided by the landlords.
RENT	£9,000 per annum, exclusive of outgoings.
SERVICE CHARGE	A service charge, currently £180 per quarter is payable to cover the cost of external lighting, communal refuse collection, external repairs, car park etc.
DEPOSIT	A deposit equal to 3 months rent will be required and held by the landlord for the duration of the tenancy.
RATES	Rateable Value: £8,100 Due to the low rateable value, in most instances, tenants can apply to the Local Authority to be exempt from business rates
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 and number 6 can be found after a few yards straight ahead.

ENERGY PERFORMANCE ASSET RATING - C

