

11 Christchurch Road  
Ringwood  
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**Carr & Neave**

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## MODERN LOCK-UP SHOP UNIT TO LET

***2 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** **Retail area** approx. 5.63m x 3.45 m (18'6" x 11'4" narrowing to 8'2")
- Kitchenette/Store** 1.88m x 1.67m (6'2" x 5'6")
- Toilet facilities



**Net Sales area approximately 18.58m<sup>2</sup> (200 ft<sup>2</sup>)**

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	Two parking space are provided with this unit, also a public car park is located within a few hundred yards or so of the shops.
RENT	£7,000 per annum, exclusive of outgoings.
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.
SERVICE CHARGE	A service charge is payable to cover the proportional cost of establishment lighting, contract refuse collection, car park maintenance, external repairs etc.  Currently, this amount to £400 per annum and building insurance £150 per annum.
RATES	Rateable Value £5,000 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 between the shops, and number 2 can be found after a few yards on the right.

**ENERGY PERFORMANCE ASSET RATING - D**

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