

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## RETAIL PREMISES WITH EXCELLENT RETURN FRONTAGE PRIME LOCATION

***5 HIGH STREET, RINGWOOD. BH24 1AB***

### LOCATION

Ringwood is an affluent Hampshire market town with a large catchment area plus an established tourist trade from visitors to the New Forest and South Coast. The premises are located at Fridays Cross, the junction of Christchurch Road, High Street and Southampton Road, with nearby multiple retailers including Boots, Superdrug, Bet Fred plus Santander, Nat West and Barclays Banks. There is also a wide variety of independent retailers represented within the town centre.

### ACCOMMODATION

Ground floor lock-up shop premises with an excellent return frontage. Small ancillary rear store area. Fitted cloakroom.

The accommodation comprises:-

**Net internal area approx. 38.42m<sup>2</sup> 413 ft<sup>2</sup>**

Internal frontage to the High Street 7.24 m (23'9")



**Net Retail/Sales Area approx. 38.42 m<sup>2</sup> (413 ft<sup>2</sup>)**

PARKING	One allocated parking space is provided in the private car park to the rear.
TERMS	The premises are available by way of a new in house 'effective' full repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£12,000 per annum exclusive of all outgoings.
SERVICE CHARGE	The tenant will be liable, via a service charge, to contribute a proportion of the costs incurred by the landlords in maintaining/insuring the building of which the premises form part together with the communal areas/car park. This is currently £280 per quarter. Building insurance currently £425 for the year.
RATES	Rateable value: Subject to re-assessment
VIEWING	Strictly by appointment only through the joint agents Carr & Neave & Goadsby.

Contact: Carr & Neave 01425 470570 or email [office@carrandneave.co.uk](mailto:office@carrandneave.co.uk)  
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**ENERGY PERFORMANCE ASSET RATING TBA**



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