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Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR ROOM TO LET

5A FRIDAYS CROSS MEWS, CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE. BH24 1DG

LOCATION

Ideally located in a period property of much character, just off Fridays Cross, the centre of Ringwood where the High Street, Christchurch Road and Southampton Road all meet.

ACCOMMODATION

This room would be ideal for medical and therapy users.
3.78m x 2.80m (12'5" x 9'3") 10.58 m² (113 ft²)

Ground floor location with the use of waiting room and toilet facilities. LED lighting and ceramic tiled floor.

Immediately available on long term basis, if required.

Net Floor area of approximately 10.58 m² (113 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.

LEASE	A new in-house agreement is available for a duration to be agreed.
RENT	£450 per calendar month exclusive.
SERVICE CHARGE	A monthly service charge is payable of £258 currently, that includes electricity, water, sewerage charge, business rates, building insurance, exterior repairs, decoration and signage. This is reviewed in April each year.
VIEWING	By appointment only please through the Agent.

ENERGY PERFORMANCE ASSET RATING – E