

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 use for medical therapy users, hairdressing or nail salon. 3.78m x 2.80m (12'5" x 9'3") 10.58 m<sup>2</sup> (113 ft<sup>2</sup>)

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

Immediately available on long term basis, if required.



**Net Floor area of approximately 10.58 m<sup>2</sup> (113 ft<sup>2</sup>)**

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<b>LEASE</b>	A new in-house agreement is available for a duration to be agreed.
<b>RENT</b>	£360 per calendar month exclusive.
<b>SERVICE CHARGE</b>	A monthly service charge is payable of £215 currently, that includes electricity, water, sewerage charge, business rates, building insurance, exterior repairs, decoration and signage. This is reviewed in April each year.
<b>VIEWING</b>	By appointment only please through the Agent.

### **ENERGY PERFORMANCE ASSET RATING - E**



