

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SMALL 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 a single user hairdressing salon although currently fitted for use as a juicery whereby the new equipment can be purchased separately, if required.

2.17m x 1.70m (7'1" x 5'7") 3.72 m² (40 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 3.72 m² (40 ft²)

Cont'd

LEASE	A new in-house agreement is available for a duration to be agreed.
RENT	£300 per calendar month exclusive.
SERVICE CHARGE	A monthly service charge is payable of £210 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

