

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

RINGWOOD CENTRE

PRIME LOCK-UP SHOP – TO LET

1 HIGH STREET, RINGWOOD. BH24 1AB

LOCATION

A double fronted lock-up shop occupying a prime location at Friday's Cross, in the centre of Ringwood. The premises are close to Santander, Boots, Superdrug and Pets Corner plus a good and varied selection of independent retailers.

Ringwood is a market town with a seasonal influx of tourists visiting the New Forest and serving the retail needs of a large catchment area.

ACCOMMODATION

Gross Frontage 7.87m (25'10")

Internal Width 7.26m (23'10") narrowing to 4.39m (14'5")

Shop Depth 10.51m (34'6")

Air conditioning

Suspended ceiling

Kitchen and toilet facilities



Net Internal Area approx 64.57m² (695 ft²)

Cont'd

PARKING	There are two parking spaces reserved for this shop in the private car park to the rear of Friday's Court
LEASE TERMS	A new 'effective' full repairing and insuring lease is available, the duration which is subject to negotiation.
RENT	£20,250 per annum exclusive of rates, with three yearly rent reviews.
SERVICE CHARGE	A service charge is payable for establishment lighting, contract refuse collection, car park maintenance, external repairs etc. Currently this amounts to £340 per quarter, on account. Building insurance currently £665 per annum.
RATEABLE VALUE	Rateable value: £18,500 (Interested parties are advised to verify these figures with the Local Rating Authority).
VIEWING	By appointment only please, through the Agents.

ENERGY PERFORMANCE ASSET RATING: D



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