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# Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## MODERN LOCK-UP SHOP UNIT

**4 FRIDAYS COURT, HIGH STREET, RINGWOOD BH24 1AB**

### LOCATION

Fridays Court is a retail and office complex built in the late 1980's situated immediately off Fridays Cross, the junction of Christchurch Road, High Street and Southampton Road. Ringwood is a market town with a large catchment area, together with a seasonal tourist trade with visitors to the New Forest.

### DESCRIPTION

Principal Retail Area  
**5.79m x 3.23m (19'0" x 10'7")**  
Rear Office/Display  
**3.53m x 1.85m (11'3" x 6'1")**  
Fitted Kitchen with separate WC  
Electric door & window shutters



**Net Area Approx. 25.55m<sup>2</sup>(275 ft<sup>2</sup>)**

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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.

<b>PARKING</b>	With this retail complex, there is a private car park to the rear for the convenience of tenants and customers. Two parking spaces are provided with this unit, also a public car park is located within a few hundred yards or so of the shops.
<b>DEPOSIT</b>	A deposit equal to 3 months rent will be required and held by the landlord for the duration of the tenancy.
<b>TERMS</b>	A new in house rental agreement will be provided by the landlords.
<b>RENT</b>	£8,750 per annum, exclusive of outgoings.
<b>SERVICE CHARGE</b>	Currently, this amounts to £150.00 per quarter and includes the proportional cost of establishment lighting, contract refuse collection, car park maintenance, external repairs etc. Building insurance £262.21 per annum.
<b>RATES</b>	Rateable Value: £8,500 from April 2026 Due to the low rateable value, no business rates should be payable in most instances.
<b>VIEWING</b>	By appointment only please through the Agent.

**ENERGY PERFORMANCE ASSET RATING 'C'**