

11 Christchurch Road  
Ringwood  
Hampshire BH24 1DG  
Phone (01425) 470570  
Fax (01425) 480084

# Carr & Neave

enquiry@carrandneave.co.uk • www.carrandneave.co.uk

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## LOCK-UP SHOP - FRIDAY'S CROSS

***5 CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE.  
BH24 1DG***

### LOCATION

This lock-up shop is ideally situated at the junction of Southampton Road, High Street and Christchurch Road in the centre of this New Forest market town. A wide catchment area is served by Ringwood and, there is also a seasonal tourist trade with visitors to the New Forest.

### ACCOMMODATION

The premises are of an irregular shape with a width of 3.66m (12'0") in the principal area and an overall maximum depth of approx. 12.80m (42'0"). Toilet facilities.



**Potential Sales Area Approx. 42.27m<sup>2</sup> (455 ft<sup>2</sup>)**

### 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.

<b>RENT</b>	£11,500.00 per annum exclusive (£958.33 per month) payable monthly in advance.
<b>TERMS</b>	The premises are offered on flexible terms, i.e. either a Tenancy at Will for a minimum duration of 12 months and subject to three months prior notice to terminate, if required. Alternatively, the premises are available by way of a new business lease, if preferred.
<b>SERVICE CHARGE</b>	£135.00 per month, this charge covers cleaning of any communal areas, building insurance, toilets, water and sewage charges etc.
<b>BUSINESS RATES</b>	Rateable value: £11,500.00 Rates Payable: £5,416.50 for 2013/14 (Small business rate relief may be available and we would recommend that interested applicants contact the Local Authority).
<b>VIEWING</b>	By appointment only please through the Agents.
<b>DIRECTIONS</b>	From our office, turn right and the premises can be found after a few yards.

**ENERGY PERFORMANCE ASSET RATING: F**