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



COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

LOCK-UP SHOP - FRIDAY'S CROSS

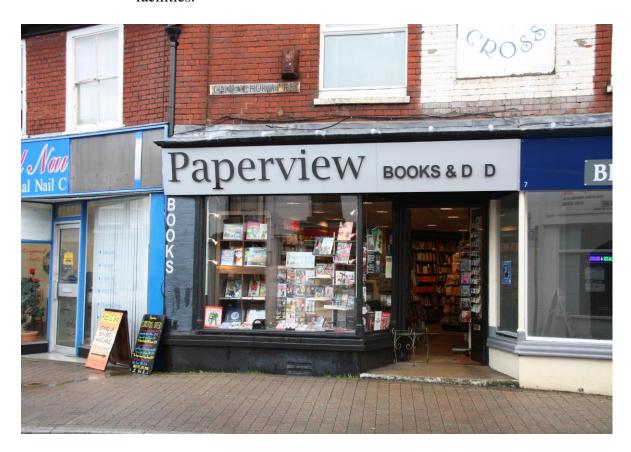
5 CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE. BH24 1DG

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. 42.27m² (455 ft²)

Cont'd ...

RENT £11,500.00 per annum exclusive (£958.33 per month) payable monthly in

advance.

TERMS 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.

SERVICE CHARGE £135.00 per month, this charge covers cleaning of any communal areas,

building insurance, toilets, water and sewage charges etc.

BUSINESS RATES 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).

VIEWING By appointment only please through the Agents.

DIRECTIONS From our office, turn right and the premises can be found after a few yards.

ENERGY PERFORMANCE ASSET RATING: F