

## TO LET

### TWO MODERN RETAIL/OFFICE UNITS

at

Units 2 & 4  
Fridays Court  
High Street  
Ringwood  
BH24 1AB

- Town centre location
- Unit 2 – 227 sq ft  
Unit 4 – 289 sq ft
- Attractive development
- Each unit has 2 onsite car spaces
- New lease
- Rent – Unit 2 - **£7,000** pax **NOW LET**  
Unit 4 - **£7,800** pax
- No VAT applicable
- No rates (subject to status)



## LOCATION

Ringwood is a thriving historic market town sitting on the edge of the New Forest National Park approximately 12 miles north of Bournemouth and 17 miles south of Salisbury enjoying excellent road communications being on the main A31 linking to the M27 M3.

Fridays Court is an attractive 1980's built retail and office centre in the very heart of the Town Centre at Fridays Cross, the junctions of the two main shopping streets High Street and Southampton Road with High Street names, Barclays Bank, Boots, Santander, Natwest and Sainsbury's.

## ACCOMMODATION

Each unit comprises a lock up shop/office with kitchenette and cloakroom.



Unit 2 – 227 sq ft



Unit 4 – 289 sq ft

There is designated car parking for two vehicles each in the development car park.

## LEASE

The units are available individually on new full repairing and insuring leases by way of a service charge, term to be agreed at the following rents:-

Unit 2 – **NOW LET**

Unit 4 - **£7,800** pax - Service charge currently £440 pax

In addition to the service charge lessees will be responsible for payment of a proportion of the buildings insurance.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: Unit 2 - £5,000  
Unit 4 - £6,300

Small Business Rate Relief will currently apply (subject to status)

## ENERGY PERFORMANCE CERTIFICATE

Commissioned

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents:-

**Contact – Stephen Chiari**  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 01202 550245



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