



Summary

FOR SALE/TO LET – DETACHED RETAIL WAREHOUSE

Available Size	15,869 sq ft
Rent	£195,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	Price on application
EPC Rating	Upon enquiry

- Rare opportunity to acquire a detached retail warehouse in busy retail/trade counter location
- Visibility to Somerford Road
- Approx. 0.72 acre site
- 47 car parking spaces plus gated yard
- Suitable for a variety of uses (subject to planning)



Location

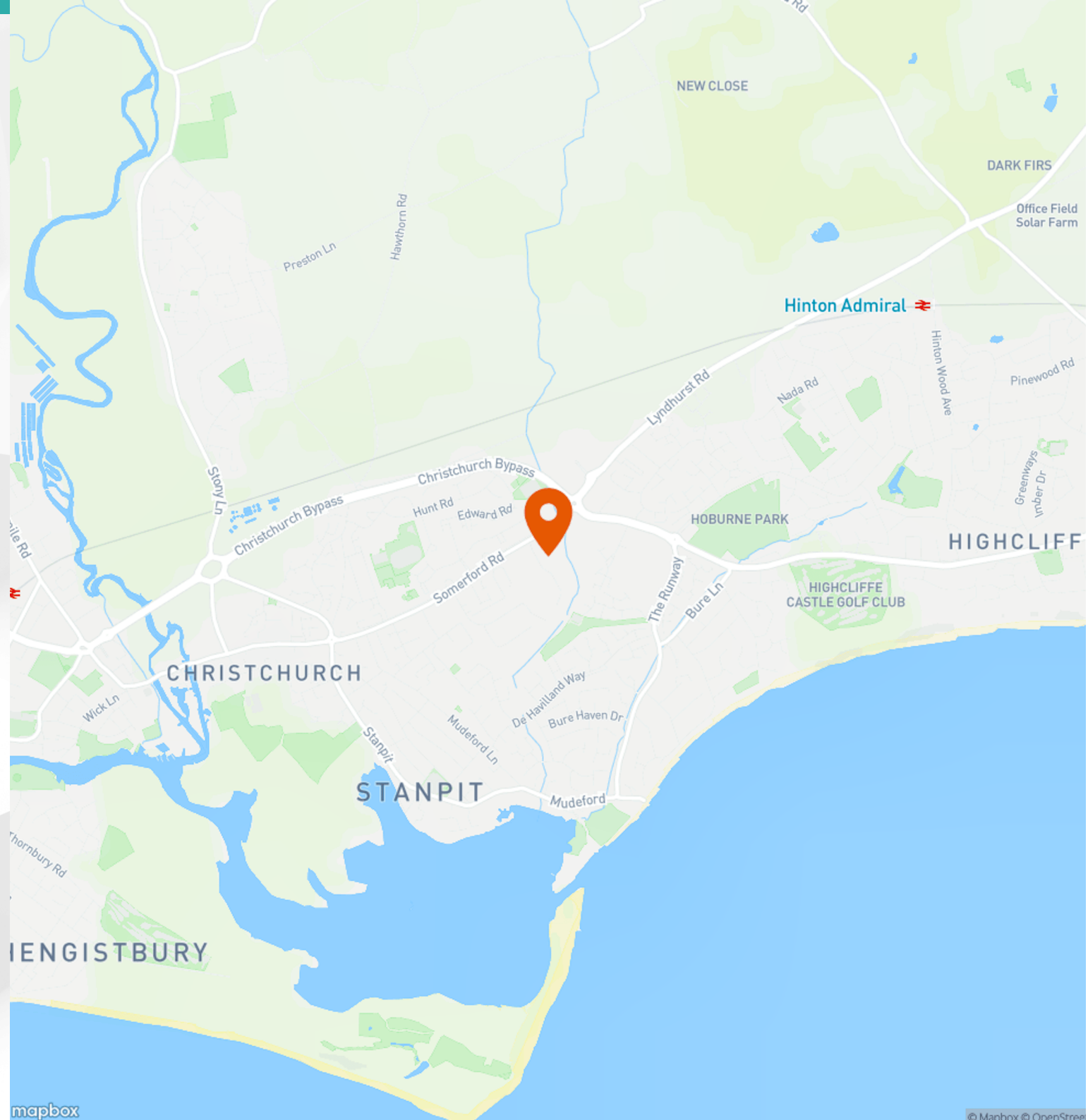


**2 Wilverley Road,
Christchurch, BH23 3RU**

The property is located on Wilverley Road and forms part of Meteor Retail Park which is a busy retail park with occupiers such as Aldi, TK Maxx, Sports Direct, Matalan, Easy Bathrooms and Pure Gym. The property is located next to Travis Perkins and nearby Screw Fix and Safe Store. The new Christchurch Trade Park is also located on Wilverley Road which has occupiers such as Costa Drive-Thru, Burger King Drive-Thru, KwikFit, Brewers and Jolleys.

Wilverley Road is accessed from the B3059 Somerford Road and the property is less than 500m distant from Somerford Roundabout which connects with the A337 and A35 providing excellent road connections throughout the conurbation.

The property benefits from visibility to the busy B3059 Somerford Road.



2 WILVERLEY ROAD

ATALAN

**SPORTS
DIRECT**

ALDI

SCREWFIX



KwikFit

**Brewers
DECORATOR
CENTRES**

Poundland

T.K.maxx

Travis Perkins

COSTA

safestore

**Jollies
Pets**



Further Details

Description

The property comprises a detached retail warehouse of steel portal frame construction with steel clad elevations and a steel roof. An aluminium framed double glazed and double height entrance door provides the main personnel access. Internally, the property is currently configured to provide a ground floor sales area with a storage area, staff kitchenette, W.C facilities and a rear loading area. The mezzanine provides additional sales area and is accessed by a customer facing central stairway.

Externally, there is a gated concrete service yard providing access to the loading door via the car park or directly off Wilverley Road. There is a tarmacadam car park providing parking for approx. 47 cars. The total site area is approx. 0.72 acres.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	9,755	906.27	Available
Mezzanine	6,114	568.01	Available
Total	15,869	1,474.28	

Viewings

Strictly by appointment through the Joint Sole Agents.

Rateable Value

£109,000 (from 01.04.26)

Tenure

The property is available to purchase freehold with vacant possession or by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upwards only, open market rent reviews, subject to a simultaneous surrender of the existing lease.

EPC Rating

To be confirmed

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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**Vail
Williams**
 View on our website