For Sale

FREEHOLD INVESTMENT

2 Retail Units Prominently Located Fronting A Busy Arterial Route

VAT NOT APPLICABLE

406/408 RINGWOOD ROAD AND 353/355 NEW ROAD

FERNDOWN, DORSET
BH22 8AU

Investment Summary

- 2 lock-up retail units prominently fronting an extremely busy thoroughfare
- Located in the sought after and affluent town of Ferndown
- 406/408 Ringwood Road is let to Ferndown Residential Ltd until 2031 at a passing rent of £12,000 per annum exclusive
- 353/355 New Road is let to a private individual until 2032 at a current rent of £10,000 per annum exclusive
- VAT not applicable
- Freehold

Proposal

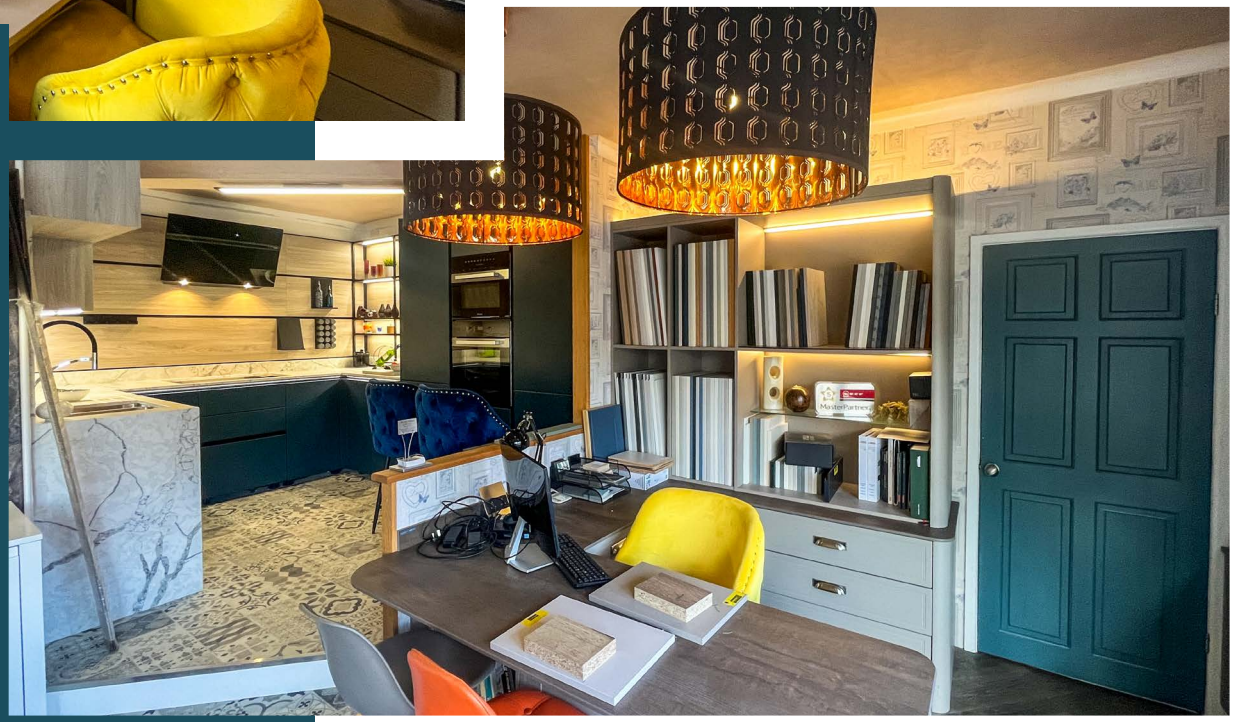
Total Rental Income

£22,000 per annum

Quoting Price

£242,500

A purchase at this level reflects a net initial yield of **8.85%** after the deduction of typical purchaser's costs of **2.56%**.



Location

- Ferndown is a popular town located in east Dorset
- The town centre serves the densely popular and affluent nearby residential areas
- The subject property is prominently located on the corner of Ringwood Road and New Road, fronting one of the busiest thoroughfares in the conurbation
- Ferndown hosts a number of national occupiers including Costa Coffee, Boots, Holland & Barrett, Pets Corner and is anchored by a Tesco Supermarket
- There are a wide variety of independent retailers, cafes and professional/financial service providers

>> Location Map

>> Aerial View

Nearby Occupiers

COSTA TESCO

Boots savers Iceland

Poundland Nationwide

HOLLAND & BARRETT

406-408 Ringwood Road

Description

- Well presented lock-up retail premises arranged over ground floor and basement
- Open plan office on the ground floor with a single WC and wash hand basin
- Basement providing further ancillary storage
- Well presented to a high standard throughout

Tenancy

Tenant	Ferndown Residential Ltd
Term	From 01.03.2021 up to and including 28.02.2031
Rent	£12,000 per annum exclusive
Tenant Break Clause	01.03.2026 – not exercised
Rent Deposit	£2,250
Type of Lease	Full repairing and insuring

Accommodation

Accommodation with approximate areas are arranged as follows:

Ground Floor		
Sales area	437 sq ft	40.59 sq m
Basement		
Ancillary storage	345 sq ft	32.01 sq m
Total net internal area approx.	**782 sq ft**	**72.6 sq m**

353/355 New Road

Description

- Lock-up retail premises with substantial frontage to the New Road/ Ringwood Road junction
- Ground floor only and providing a large sales area, additional ancillary storage and a staff room/office
- There is also a single WC with wash hand basin

Tenancy

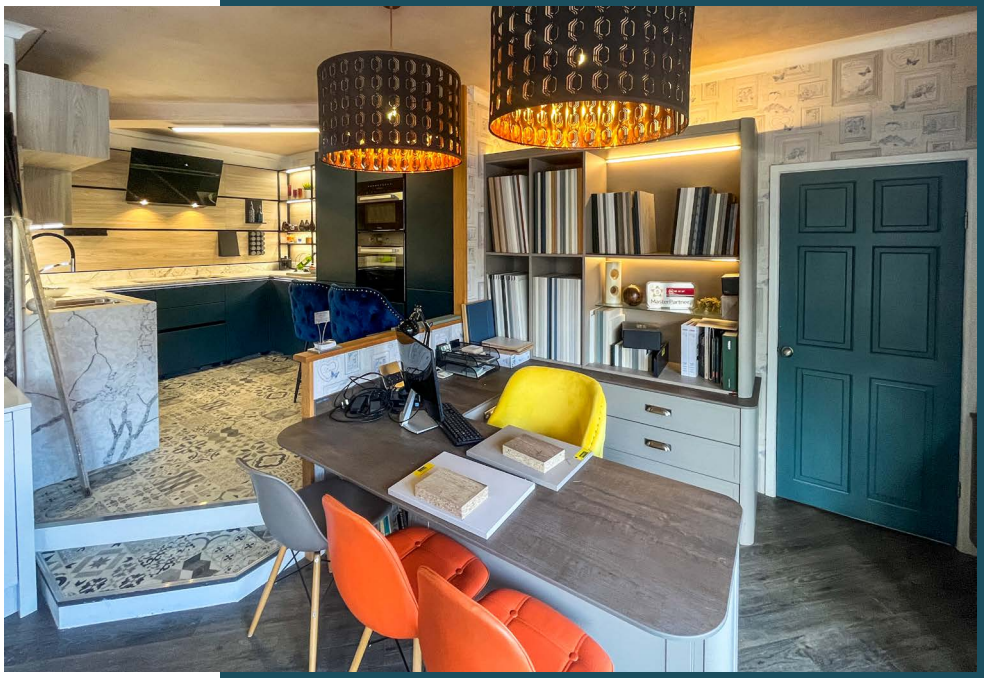
Tenant	A private individual
Term	19.09.2025 up to and including 18.09.2032
Rent	£10,000 per annum exclusive
Tenant Break Clause	19.09.2028 – tenant only
Rent Deposit	£2,500
Type of Lease	Internal repairing and insuring

Accommodation

Accommodation with approximate areas are arranged as follows:

Ground Floor

Net internal area approx.	871 sq ft	81.5 sq m



Price

£242,500

A purchase at this level reflects a net initial yield of **8.85%** after the deduction of typical purchaser's costs of **2.56%**.

VAT

We have been informed by our client that VAT is not applicable on the purchase price.

Tenure

Freehold.

The upper floors have been sold off by way of a new 999 year long leasehold interest.

EPC Ratings

406/408 Ringwood Road	D - 92
353/355 New Road	B - 44

Legal Costs

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

Viewings

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.

goadsby
goadsby.com
01202 550055

Grant Cormack 07776 217453
grant.cormack@goadsby.com

James Edwards 07801 734797
james.edwards@goadsby.com

Important

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.