

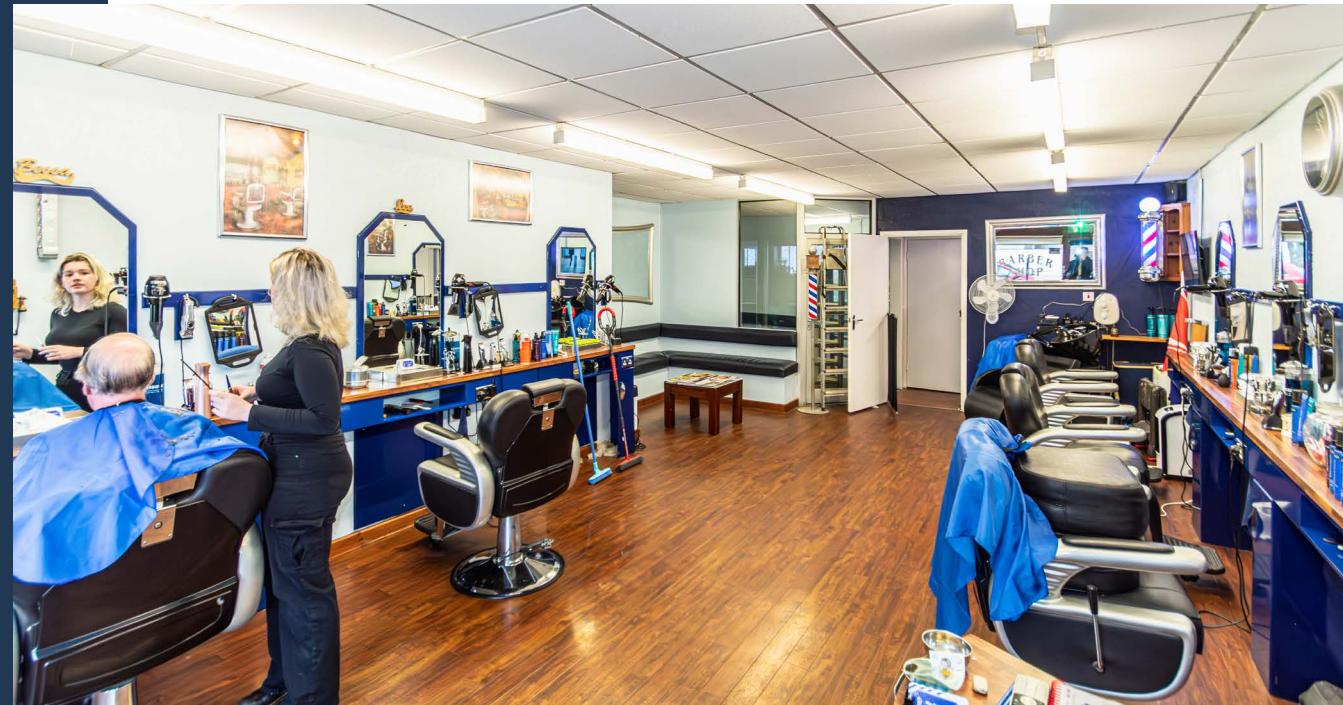


For Sale Freehold Investment

Terrace of 3 Retail Units - **VAT Not Applicable**

Summary

- 3 single storey retail units currently let to 2 tenants
- Strong trading location in West Moors' commercial centre
- Renewal leases recently completed
- Approximately 68% of the rental income guaranteed by Funeral Partners Ltd
- Freehold
- Currently not elected for VAT



Proposal:

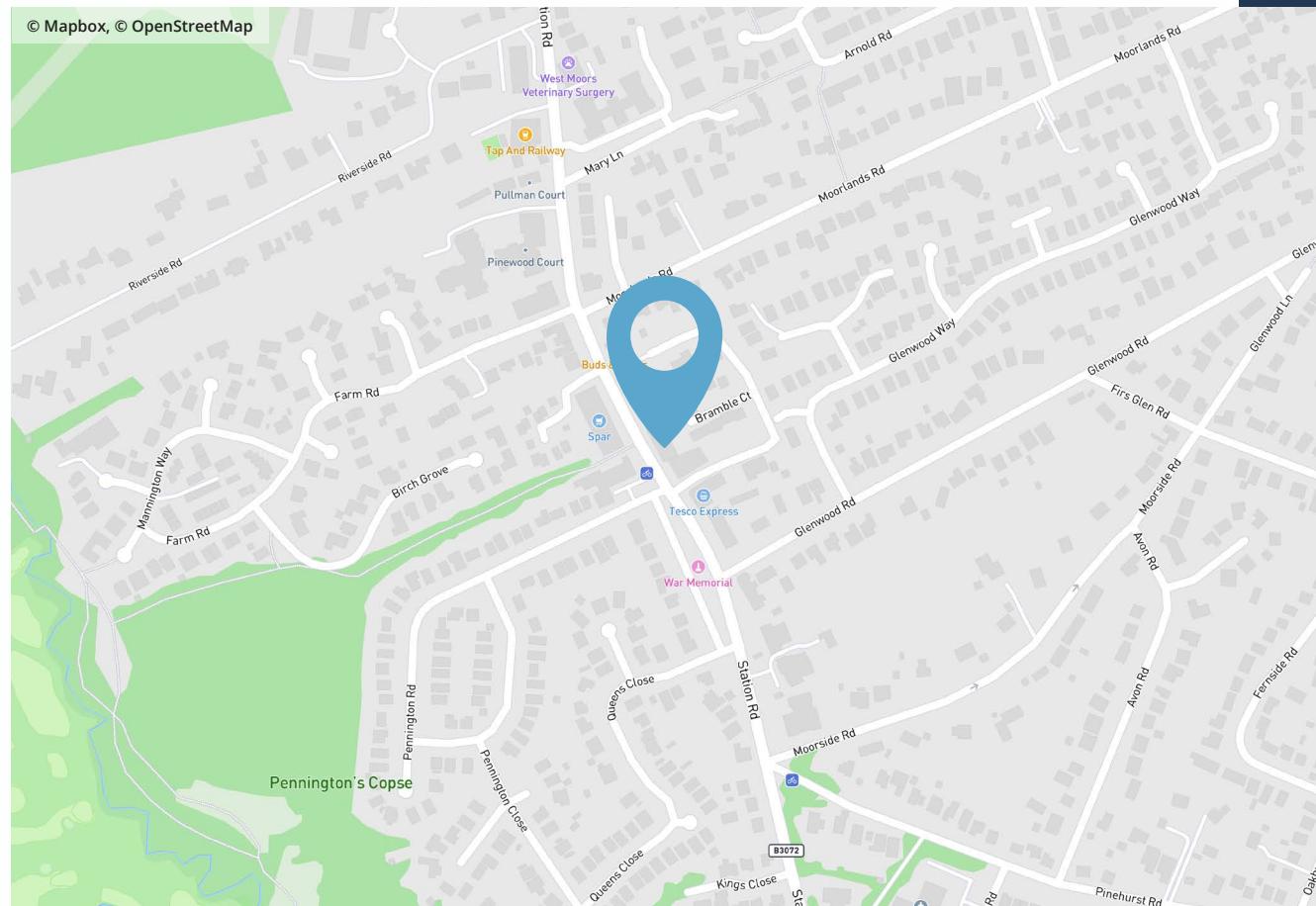
Current passing rental:

£31,500 per annum excl.

Quoting Price:

£370,000

A purchase at this level reflects a net initial yield of **8.19%**, allowing for purchaser's costs of **3.96%**.



Location

- The premises front Station Road, the main road and commercial centre through the village of West Moors.
- The premises are situated adjoining the Elephant & Castle Public House (Marstons) close to Tesco Express and surrounded by local retailers/businesses
- The A31 is approximately 0.75 miles from the centre of West Moors which provides links to the following towns:-

| | |
|------------------|------------|
| Ringwood | 5.8 miles |
| Ferndown | 1.7 miles |
| Bournemouth | 13.8 miles |
| Wimborne Minster | 6 miles |

Approximate distances sourced from Google Earth



Description

- The premises comprise a terrace of 3 single storey retail units (128 and 130 Station Road currently occupied by one tenant by way of separate leases)
- Rights to park at the rear – total of 6 allocated car-parking spaces
- Small forecourt fronting onto Station Road



132 STATION ROAD

| | |
|---------------|---|
| Size | 52 sq m (563 sq ft) |
| Car Parking | 3 spaces |
| Tenant | Private individual |
| Term | From 15.12.25 up to and including 04.08.2039 (no break options) |
| Rent | £10,000 per annum exclusive |
| Rent Reviews | 5 yearly |
| Type of Lease | Renewal lease by reference to an existing lease on a FRI basis |

130 STATION ROAD

| | |
|---------------------------|--|
| Size | 45 sqm (480 sq ft) |
| Car Parking | 1 space |
| Tenant | Nicholas O'Hara Funeral Directors Ltd |
| Guarantor | Funeral Partners Ltd |
| Term | From 20.12.24 up to and including 04.08.2039 |
| Rent | £10,750 per annum exclusive |
| Rent Reviews | 05.08.2029 and 05.08.2034 |
| Tenant's Options to Break | 05.08.2029 and 05.08.2034 |
| Type of Lease | Renewal lease by reference to an existing lease on a FRI basis |

128 STATION ROAD

| | |
|---------------------------|--|
| Size | 49 sqm (527 sq ft) |
| Car Parking | 2 spaces |
| Tenant | Nicholas O'Hara Funeral Directors Ltd |
| Guarantor | Funeral Partners Ltd |
| Term | From 20.12.24 up to and including 04.08.2039 |
| Rent | £10,750 per annum exclusive |
| Rent Reviews | 05.08.2029 and 05.08.2034 |
| Tenant's Options to Break | 05.08.2029 and 05.08.2034 |
| Type of Lease | Renewal lease by reference to an existing lease on a FRI basis |

Price

£370,000 which reflects a net initial yield of **8.19%**, allowing for purchaser's costs of **3.96%**.

We have been informed by our client that the premises are currently not elected for VAT.



EPC Ratings

| | |
|----------------------|--------|
| 128-130 Station Road | C - 51 |
| 132 Station Road | TBC |

Rateable Values

| | |
|----------------------|---|
| 128-130 Station Road | £18,000 (from 1.4.26) (Assessed as one hereditament) |
| 132 Station Road | £9,300 (from 1.4.26) |



Legal Costs

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

Viewings

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



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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant 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.