



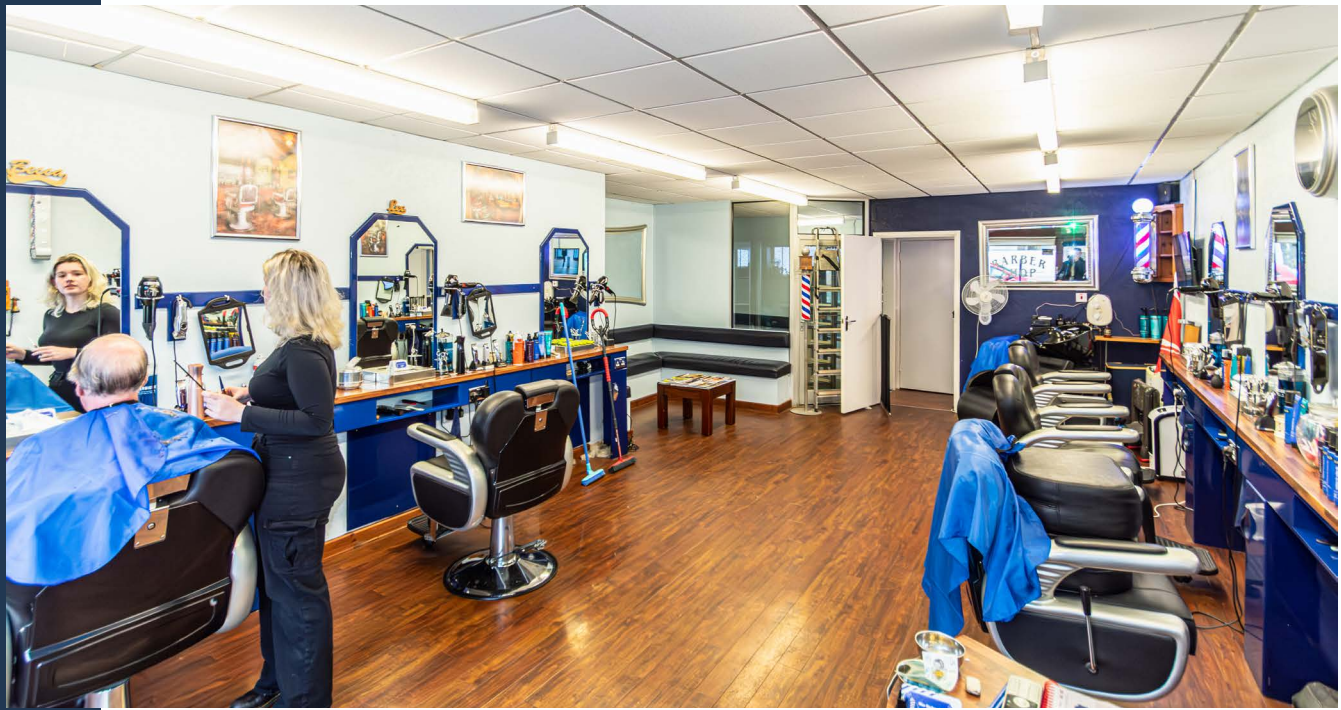
For Sale Freehold Investment

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

128-132 STATION ROAD, WEST MOORS, FERNDOWN, DORSET BH22 0JB

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:

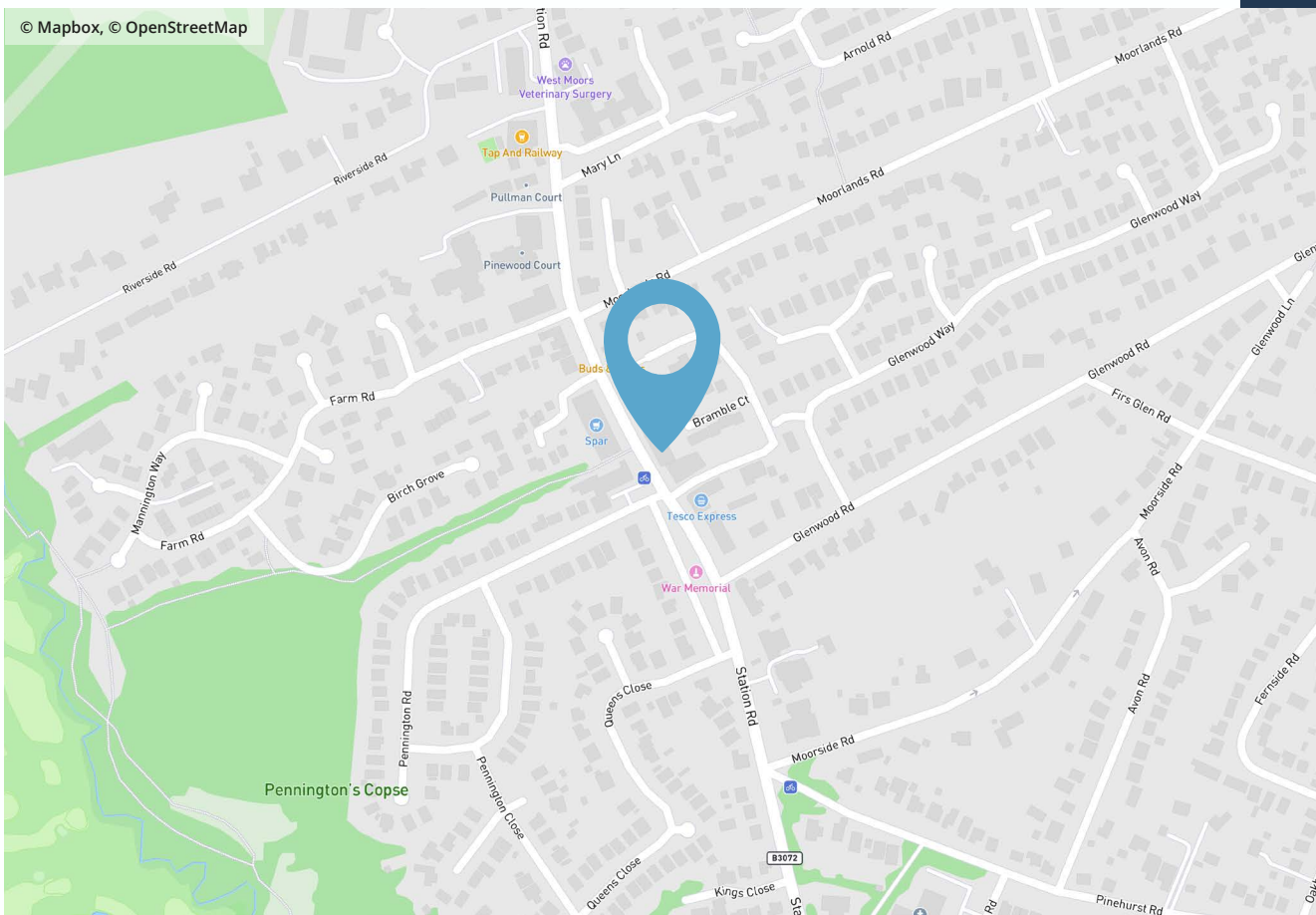
Current passing rental:

£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.