



For Sale **Freehold**

Prime Retail Investment Located In Affluent Town Centre

101 VICTORIA ROAD, FERNDOWN, DORSET BH22 9HU

Summary

- Ferndown is a sought after and affluent town in Dorset
- 101 Victoria Road is prominently located in the prime retail destination
- Ground floor retail unit comprising a main sales area with additional storage and staff facilities to the rear
- The property is let to Ferndown Florist Ltd by way of a new 4 year lease from completion
- VAT is not applicable
- Freehold



Proposal:

Total current rental income:

£13,200 per annum excl.

Quoting Price:

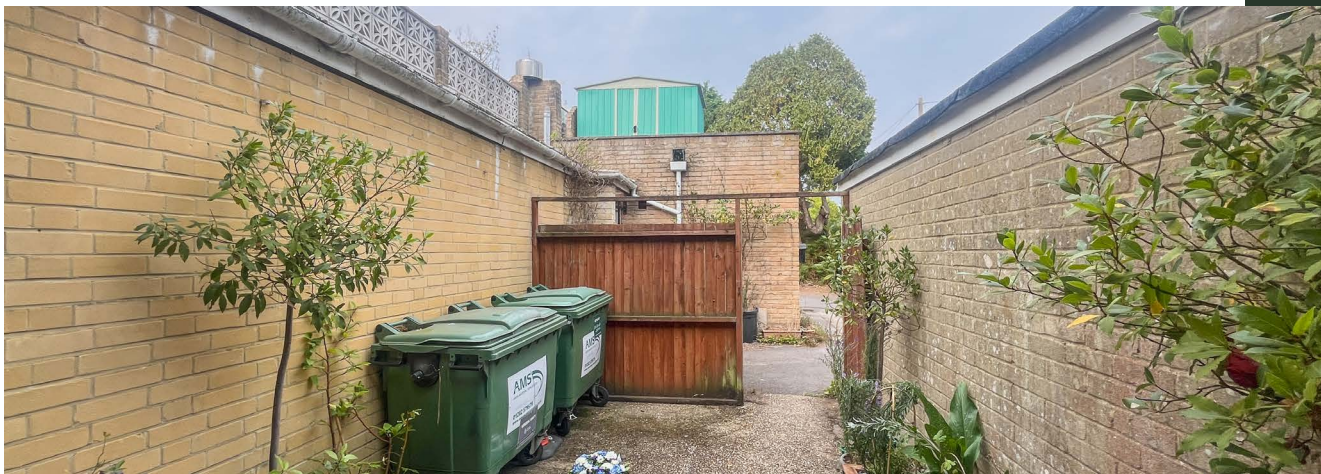
£165,000

A purchase at this level reflects a net initial yield of **7.84%** allowing for purchaser's costs of **1.89%**.



Location

- Ferndown is a popular town located in east Dorset
- The town centre serves the densely populated and affluent nearby residential area
- Victoria Road is the main retail thoroughfare which plays host to a number of national occupiers including Costa Coffee, Boots, Holland & Barrett and Pets Corner
- There are also a wide variety of independent retailers, cafes and professional/financial service providers
- The subject premises occupies a prime position on Victoria Road



Ferndown Occupiers

COSTA **TESCO**

Boots **savers** **Iceland**

Poundland **Nationwide**

HOLLAND & BARRETT

Description

- The premises are arranged over 3 storeys and is of brick construction
- The ground floor retail unit is arranged to provide a main sales area with additional storage and staff facilities to the rear
- Also located to the rear is a single WC and kitchenette
- There is also an outside storage area and small courtyard
- The residential maisonette above has been sold by way of a long leasehold interest



Accommodation

The accommodation with approximate areas are arranged as follows:

Shop width	6.06m // 19 ft 9 inch
Shop depth (max)	11.01m // 36 ft 1 inch
Net sales area	41.93 sq m // 461 sq ft
Ancillary storage/preparation area	18.19 sq m // 196 sq ft

Total net internal area approx.	60.12 sq m // 657 sq ft
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Tenancies

Ground Floor Retail Unit

Tenant	Ferndown Florist Ltd
Term	4 year lease from completion
Rental Income	£13,200 per annum exclusive
Type of Lease	Full repairing and insuring
Break Clause	Tenant break at the 2nd anniversary
Rent Review	3rd anniversary of the term, upwards only open market

Price

£165,000

A purchase at this level reflects a net initial yield of **7.84%** after the deduction of purchaser's costs at **1.98%**.

Tenure

Freehold.

The residential maisonette has been sold by way of a long leasehold interest for a term of 199 years from 1st January 2017 with a peppercorn ground rent payable.

EPC Ratings

TBC

Legal Costs

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

VAT

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

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, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.