



**TO LET - TOWN CENTRE RETAIL UNIT**

Unit 5, Jessopp House, 26 Mill Lane, Wimborne, Dorset, BH21 1JQ

## SUMMARY

- 77.64 sq m (836 sq ft)
- Located in Mill Lane, just off The Square in Wimborne
- Class Planning E use
- Close to public car parking
- Available on a new FRI lease

## LOCATION

The premises are situated in Mill Lane which is part of a busy main circuit route accessed from The Square and leading to the Co-Op and Waitrose supermarket's as well as the Crown Mead shopping precinct.

Jessopp House occupies an excellent position for the main shopping facilities and public car parks within the town. Wimborne has a wide variety of national and independent retailers and restaurants within the town.

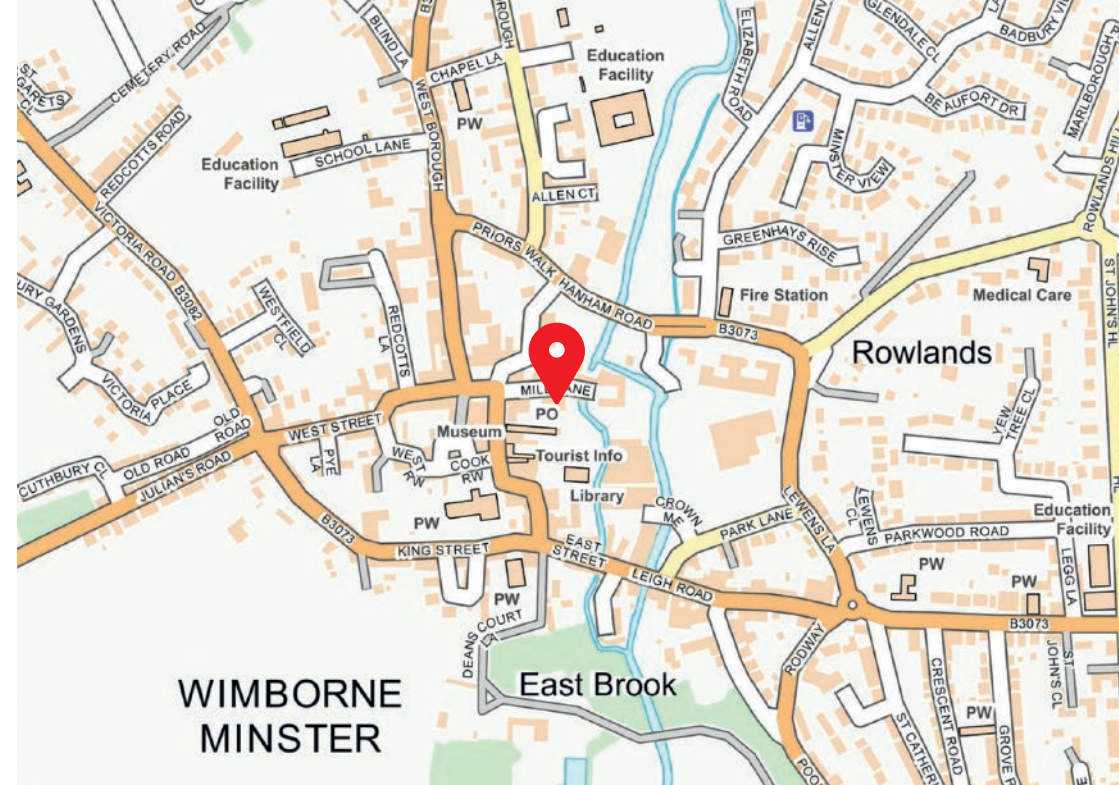
Wimborne is located approximately 5 miles north of Poole and 10 miles from Bournemouth town centre.

## DESCRIPTION

The property comprises a ground floor unit with a small return frontage. Internally the unit is largely open plan but is currently configured with a partitioned area at the rear which was previously used as a commercial kitchen which includes an extraction system (not tested). The unit benefits from mains gas supply and a small store and rear access.

We have measured the property with the following approximate Net Internal Areas:

Accommodation	Sq M	Sq Ft
Sales	70.55	759.39
Storage	7.09	76.32
<b>TOTAL</b>	<b>77.64</b>	<b>836</b>



## TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

£25,000 per annum.

The stated rent is exclusive of rates, insurance, service charge and VAT.

## BUSINESS RATES

The property has a rateable value of £13,000 from 1 April 2026.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. The property may also qualify for small business or retail, hospitality and leisure (RHL) rates and interested parties are therefore encouraged to contact the Local Authority directly.

## EPC

A new EPC has been commissioned and will be available shortly.

## VIEWING

Strictly by appointment with the sole agents, Sibbett Gregory:



**Alastair Knott**

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Email: [alastair@sibbettgregory.com](mailto:alastair@sibbettgregory.com)

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### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance

