

FOR SALE

Prominent Freehold Industrial Investment

98 Cobham Road, Ferndown Industrial Estate, Wimborne, BH21 7RE



**sibbett
gregory**



SUMMARY

- Approx 3,741 sq ft + mezzanine of 974 sq ft
- Available Freehold, subject to existing lease which expires Feb 2031 (outside the 1954 L&T Act)
- Rental Income: £35,000 per annum exclusive
- Prominent position fronting Cobham Road
- Includes separate rear yard/parking area





LOCATION

The property is located in a highly visible position fronting Cobham Road, which is one of the main estate roads leading through the popular and well-established Ferndown Industrial Estate.

Ferndown Industrial Estate is an established commercial location benefitting from direct access to the A31 leading to the M27/M3 motorway network and beyond.

DESCRIPTION

98 Cobham Road comprises an end of terrace industrial unit of steel portal frame construction with brick elevations. There is a pitched roof over the main warehouse with a flat roof located over the office section to the front.

The warehouse is currently used for car repairs and benefits from a rear roller shutter door, together with two separate mezzanine floors, mainly used for storage. The office section benefits from an office, reception area and WC facilities on the ground floor and three offices on the first floor.

Externally there is forecourt parking towards the front of the property, with 4 parking spaces (8 spaces if parked nose to tail). There is a separate yard area, located adjacent to an accessway at the rear of the property. This rear yard is currently used for vehicle storage but if used for parking, we would expect this area to be able to accommodate approximately 9 or 10 vehicles.

We have measured the property with the following approximate gross internal areas:

	Sq Ft	Sq M
Ground Floor	3,358.77	312.04
First Floor	381.79	35.47
Mezzanine 1	853.57	79.30
Mezzanine 2 rear	120.87	11.23
TOTAL	4,715	438.03

TENURE

The property is held Freehold, subject to a Full Repairing and Insuring Lease (limited by way of a photographic schedule of condition) on the following terms:

Tenant	J M G Porsche Limited
Guarantor	Jonathan Brian Mitchell
Term	6 years from 22nd February 2025
Lease Expiry	21st February 2031
Tenant Break Option	21st February 2028 (subject to 6m notice)
Landlord and Tenant Act	Lease granted outside the protection of the 1954 Landlord and Tenant Act (no automatic right of renewal).
Rent (Per annum)	£35,000 exclusive.
Open Market Rent Review	21st February 2028

PRICE

£500,000

We are advised that VAT is not applicable on the purchase price.

BUSINESS RATES

Rateable Value: £30,000, with effect from 1st April 2026.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the government annually.

EPC

The property has an energy rating of D-79. The current EPC is valid until April 2035.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

VIEWINGS

All viewings must be pre-arranged with the Agents, Sibbett Gregory

Alastair Knott

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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 after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

