



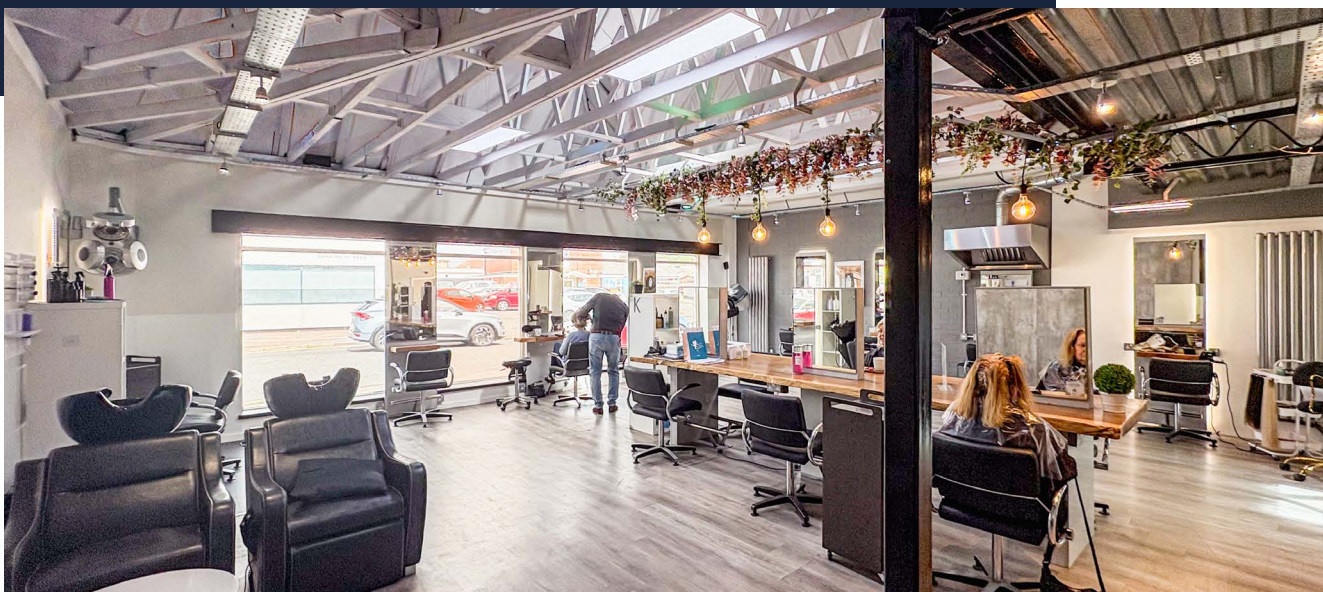
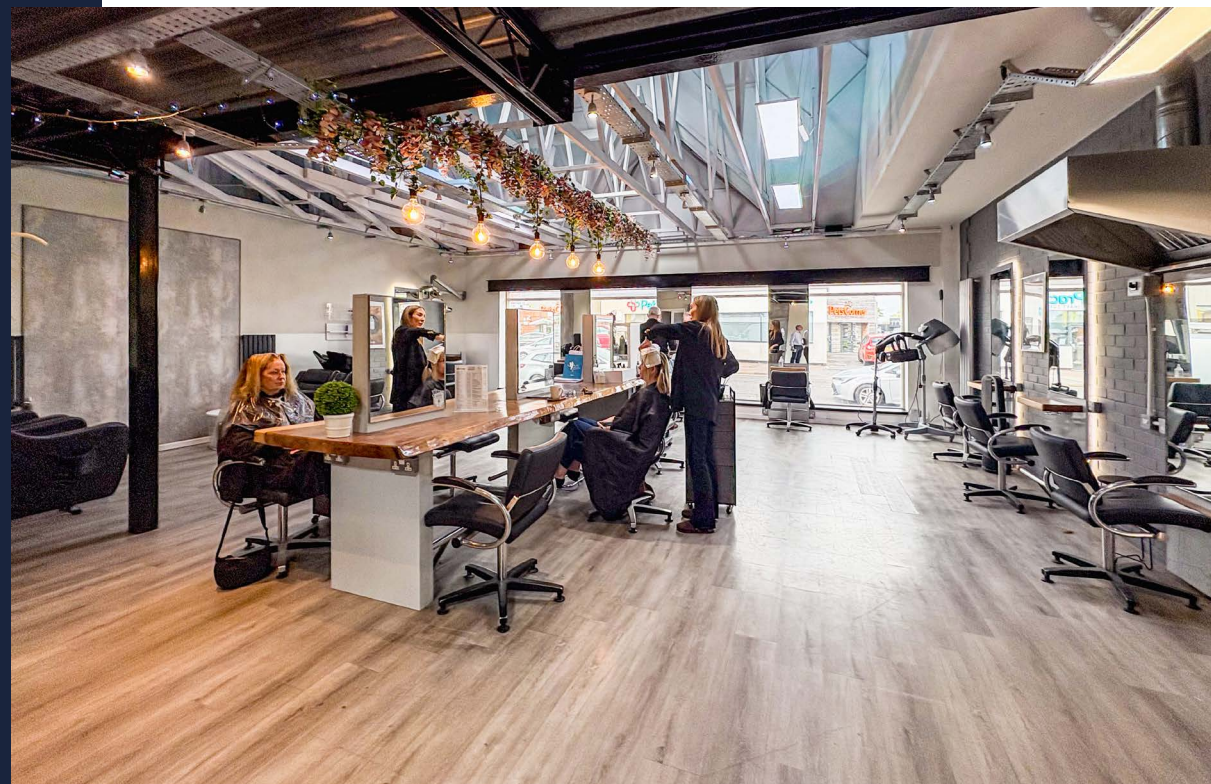
# For Sale **Retail Investment**

Prominently located fronting one of the busiest thoroughfares in the BCP conurbation

**274 WALLISDOWN ROAD**, BOURNEMOUTH, DORSET BH10 4HZ

## Summary

- Prominent retail investment located fronting one of the busiest thoroughfares in the BCP conurbation
- Two lock-up retail premises with rear car-parking for approximately 7 vehicles
- Fronting the busy Wallisdown Road roundabout approximately 35,000 traffic movements per day
- Two retail units currently producing a total annual rent of £40,000 per annum exclusive
- Front unit – let until March 2033 at a rental of £26,000 per annum exclusive
- Rear unit – let for a term expiring September 2032 at a current rent of £14,000 per annum exclusive
- Communal WCs and a kitchenette that serves both retail units
- Rear allocated parking for approximately 7 vehicles
- Currently not elected for VAT



### Proposal:

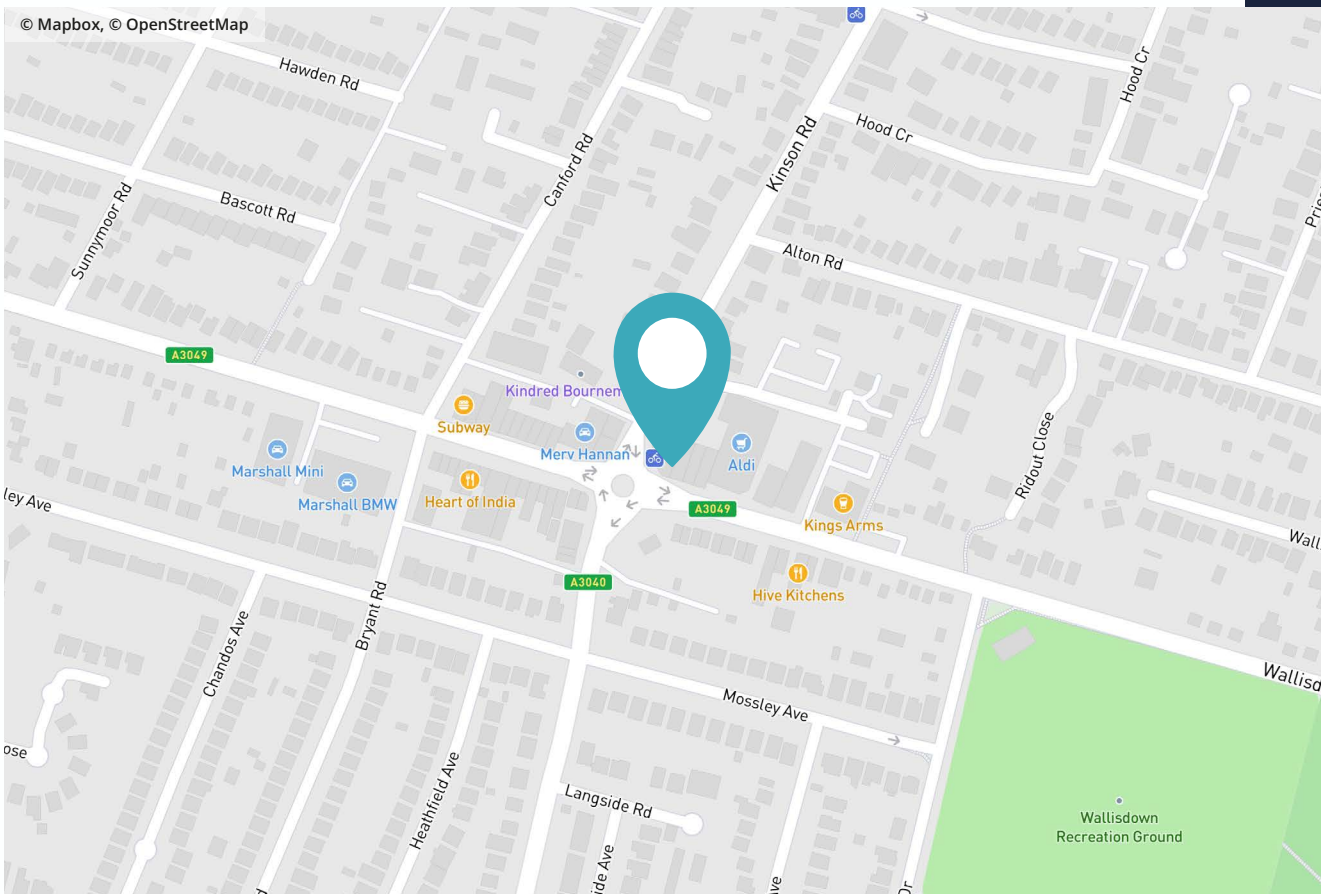
Total current rental income:

**£40,000** per annum excl.

Quoting Price:

**£495,000**

A purchase at this level reflects a net initial yield of **7.72%** after deduction of typical purchaser's costs of **4.68%**.



## Location

- The property is located fronting the Wallisdown Road roundabout at its junctions with Kinson Road and Alder Road – this is one of the busiest thoroughfares in the BCP conurbation
- It is estimated that there are 35,000 traffic movements passing the property each day
- The property is prominently located in close proximity to other established operators including Tesco Express, BMW, Pets Corner, Aldi and Subway
- The area offers a mix of local independent retail outlets together with multiple operators, all serving the densely populated surrounding area
- The property is conveniently located approximately 3.1 miles from Bournemouth town centre, 3.4 miles from Poole town centre and 6.8 miles from Wimborne Minster



## Wallisdown Occupiers

**TESCO**  
*express*



ESTD 1960  
**PetsCorner** **SUBWAY** **Funeralcare**

## Description

- Two lock-up retail units
- Rear car-parking for approximately 7 vehicles
- Substantial return frontage to Kinson Road and Wallisdown Road
- Both units have been fitted out to a high standard throughout
- The units share a communal kitchenette and male and female WCs
- Excellent re-letting prospects in the future should a unit(s) become available



## Accommodation

The accommodation with approximate areas are arranged as follows:

Front Unit	1,470 sq ft	136.5 sq m
Rear Unit	1,259 sq ft	116.9 sq m

Shared male and female WCS and a kitchenette.

### External

There are approximately 7 allocated car-parking spaces.

# Tenancies

The properties are let by way of the following tenancies:

## Front Unit

<b>Tenant</b>	Holmes of Beauty Ltd – Company No: 13841805
<b>Term</b>	1.4.24 up to and including 31.3.33
<b>Rental Income</b>	<b>£26,000 per annum</b> exclusive
<b>Type of Lease</b>	Effective FRI by way of a service charge
<b>Break Clause</b>	Tenant’s option to break upon the 3rd and 6th
<b>L&amp;T Act 1954</b>	Included – inside the Act

## Rear Unit

<b>Tenant</b>	Revive Bournemouth Ltd – Company No: 14586098
<b>Term</b>	9 years from 25.9.23 up to and including 24.9.32
<b>Rental Income</b>	<b>£14,000 per annum</b> exclusive
<b>Break Clause</b>	Tenant’s option to break upon the 3rd and 6th
<b>Type of Lease</b>	Effective FRI by way of a service charge
<b>L&amp;T Act 1954</b>	Excluded – outside the Act

# Price

**£495,000**

# Tenure

The property is held on a freehold basis.

A purchase at this level reflects a net initial yield of **7.72%** after the deduction of typical purchaser’s costs of **4.68%**.

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.

# EPC Rating

C - 66

# Legal Costs

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

# VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

# Viewings

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



**Grant Cormack** 07776 217453  
grant.cormack@goadsby.com



**Alastair Knott** 07795 346157  
alastair@sibbettgregory.com

## 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.