

TO LET

REFURBISHED TOWN CENTRE RETAIL STORE



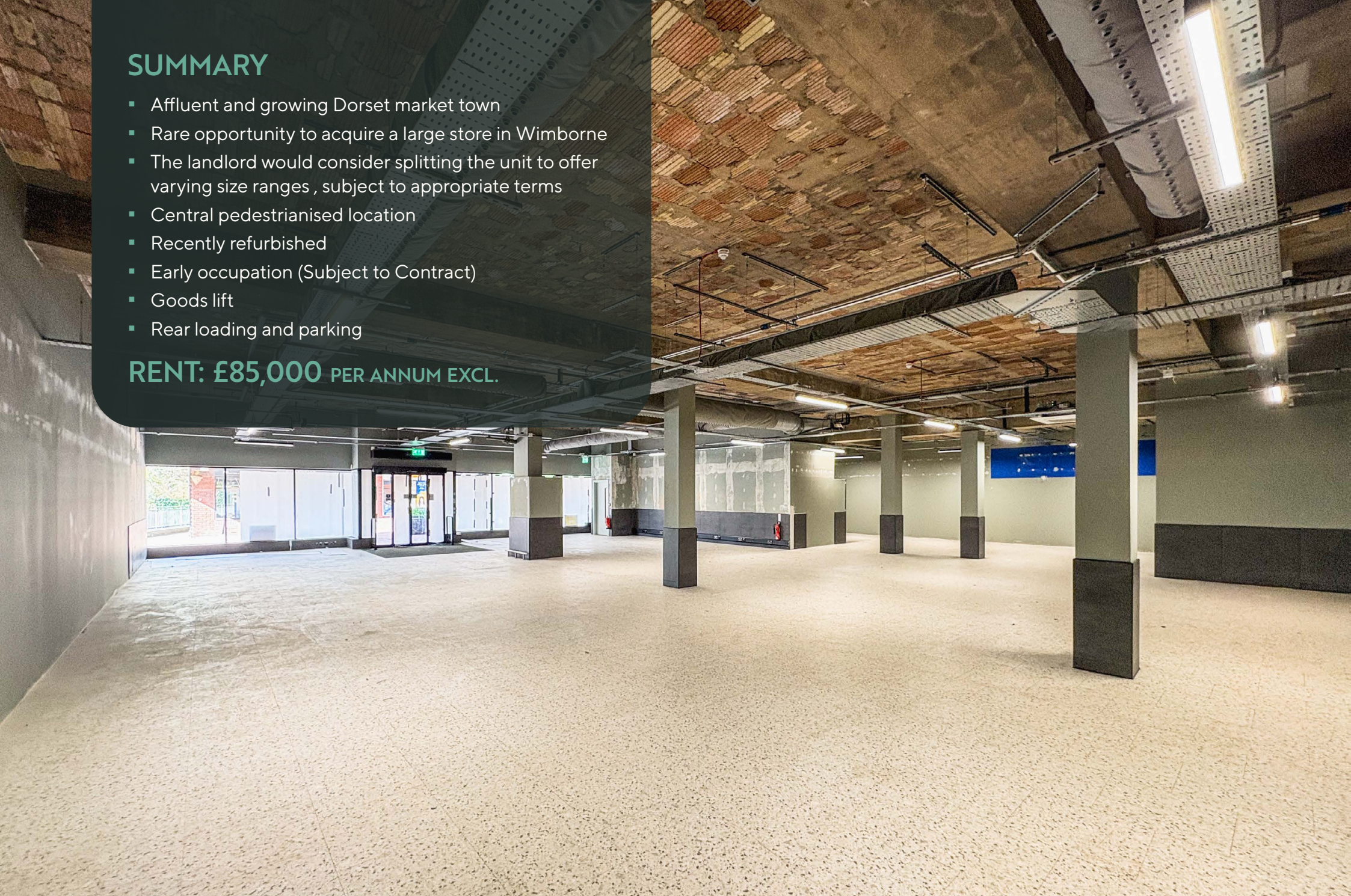
A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL RETAIL SPACE IN WIMBORNE
7,356 SQ FT (683.5 SQ M)

3-4 CROWN MEAD, WIMBORNE MINSTER, DORSET, BH21 1ED

SUMMARY

- Affluent and growing Dorset market town
- Rare opportunity to acquire a large store in Wimborne
- The landlord would consider splitting the unit to offer varying size ranges , subject to appropriate terms
- Central pedestrianised location
- Recently refurbished
- Early occupation (Subject to Contract)
- Goods lift
- Rear loading and parking

RENT: £85,000 PER ANNUM EXCL.





LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth.

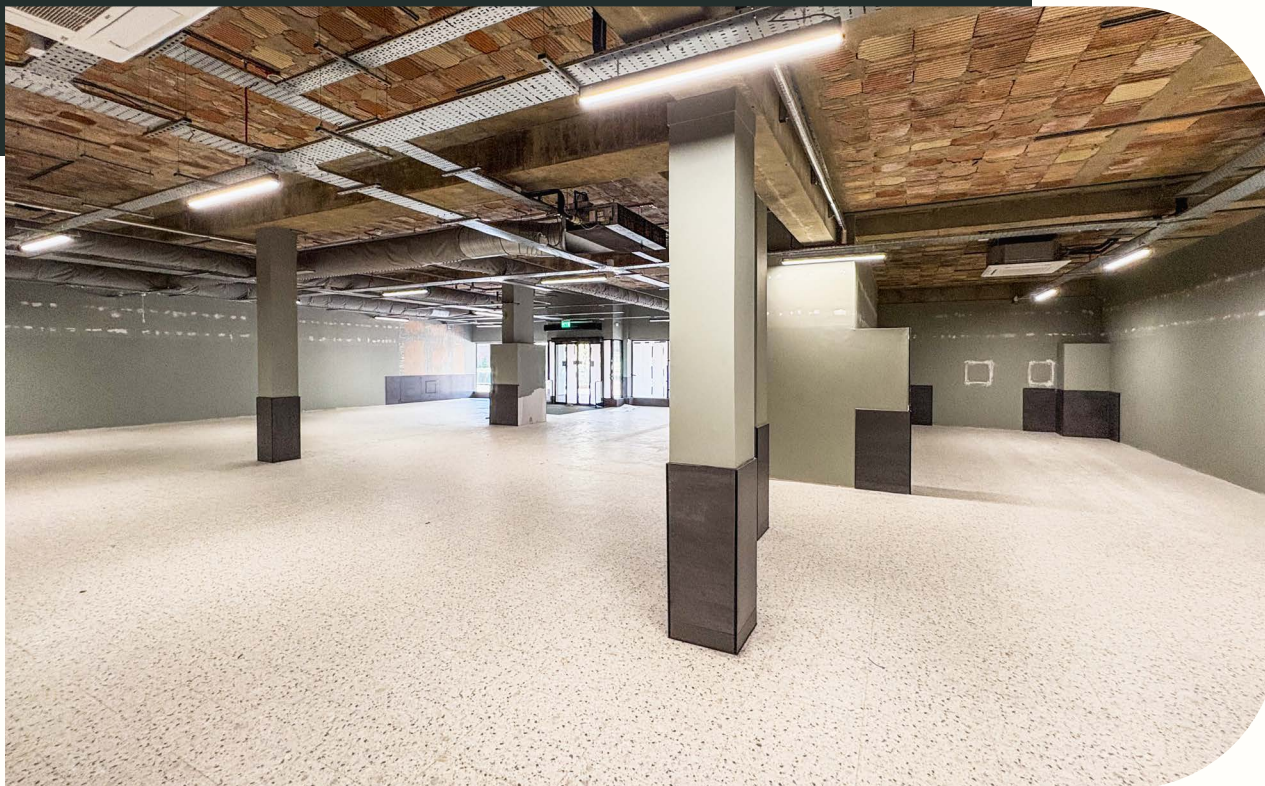
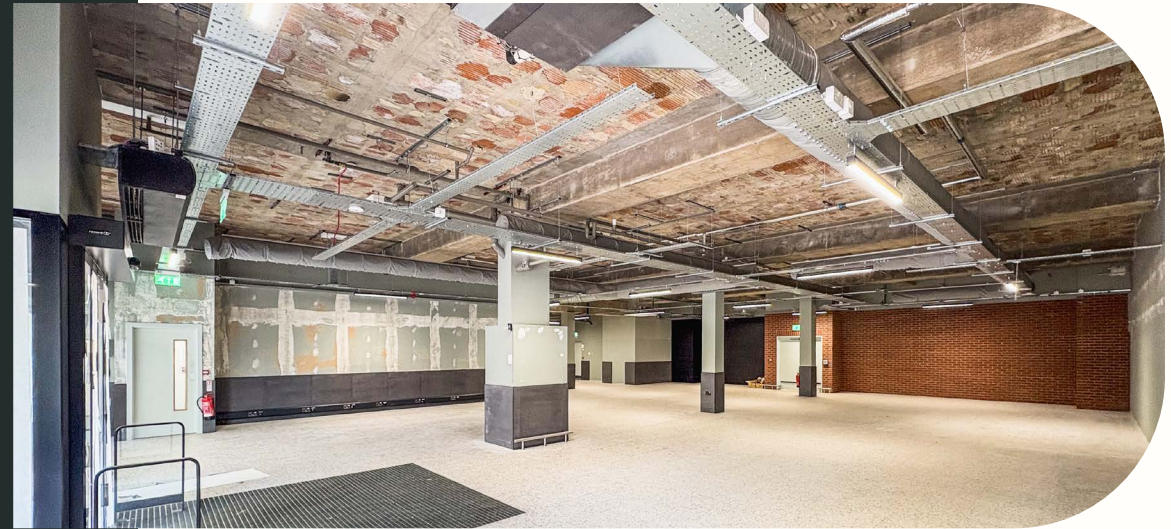
The town features a vibrant mixture of local, regional and national retailers including **Waitrose, Co-op, Fat Face, Rohan, Seasalt, Mint Velvet, Specsavers, Crew Clothing, Moshulu, Wetherspoons, Phase Eight, Clarks, Costa, Pazzo Lounge (Loungers Group)** and **Superdrug**.

The premises occupy an enviable trading location fronting the pedestrianised Crown Mead shopping precinct which links the High Street with **Waitrose. Specsavers** occupy a newly opened store adjacent and **The Co-op** and **Hays Travel** trade directly opposite. **Card Factory** and **TG Jones** (formerly WH Smith) trade close by.

DESCRIPTION

A substantial two storey property comprising well-proportioned ground floor retail space together with first floor storage, office and staff facilities. The property benefits from rear loading and parking facilities.

The premises were extensively refurbished in 2023 and benefit from a goods lift linking the ground and first floors and a newly fitted air conditioning (HVAC) system throughout.



ACCOMMODATION

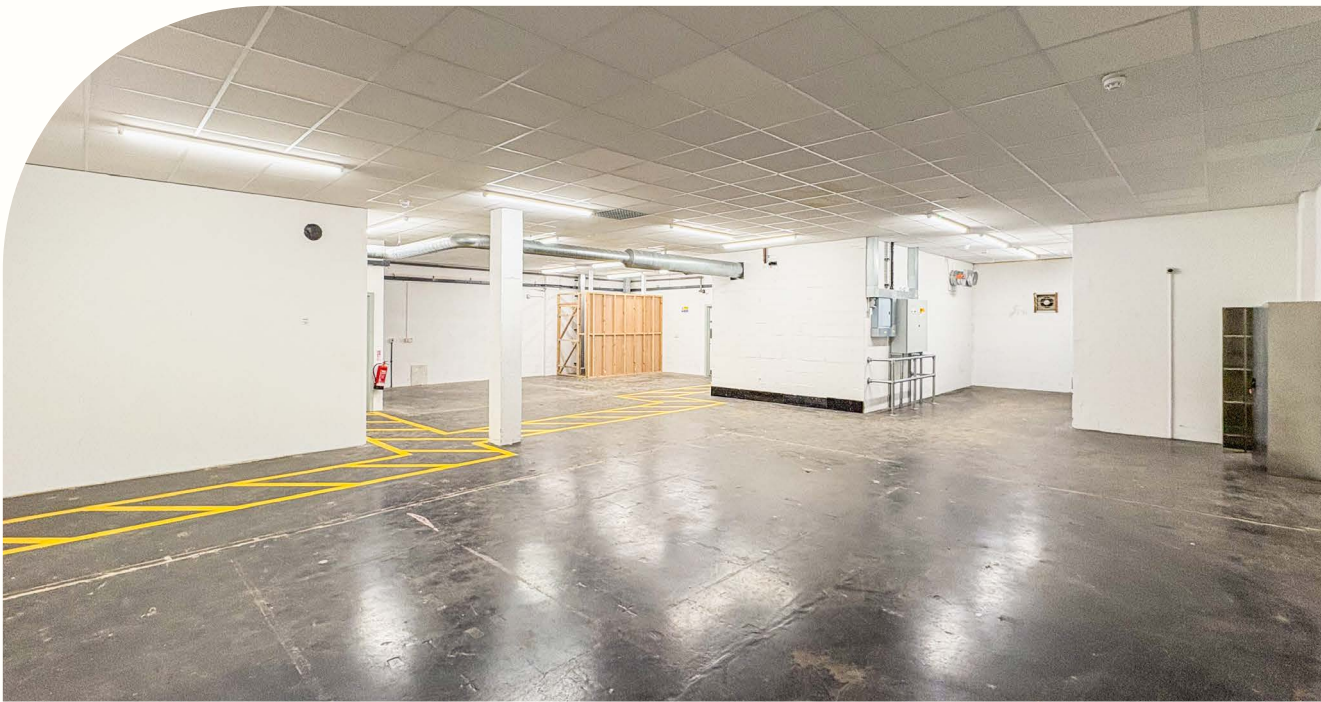
Area	sq m	sq ft
Ground floor potential sales area	361.5	3,890
Ground Floor Ancillary	24.5	264
First Floor Ancillary	297.5	3,202

Total Net internal Area **683.5** **7,356**

Spacious Male & Female Cloakrooms	-	-
Outside - 2 Rear Loading Facilities	-	-
2 Allocated Parking Spaces	-	-

Gross Frontage	20.98m	68'10"
Internal width	13.41m	48'0"
Widening To	20.17m	66'2"
Shop Depth	20.84m	68'4"

The landlord would consider splitting the unit to offer varying size ranges, subject to appropriate terms.



TERMS

Available by way of a new effectively full repairing and insuring lease (by way of service charge contribution) will be granted for a term to be agreed at a commencing rent of **£85,000 per annum, exclusive**. The lease will provide for upwards only rent reviews every 5 years.

EPC RATING

C - 54

RATEABLE VALUE

£68,000 (from 1.4.26)

Rates payable at 43p in the £ (year commencing 1.4.26)

LEGAL COSTS

Each party 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 sole agents **Goadsby**, through whom all negotiations must be conducted.



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IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

IDENTIFICATION

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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

