



# For Sale Freehold

Retail Investment Located In A Historic Riverside Market Town

**79-81 HIGH STREET**, WIMBORNE MINSTER, DORSET, BH21 1HS

## Summary

- Situated in the centre of the thriving market town, Wimborne Minster
- Three storey property
- Freehold
- Ground floor let to a Wellness Café by way of a new lease granted in 2025 – current passing rent of £25,000 per annum exclusive
- Residential upper parts sold off by way of long leasehold interests – current ground rent of £350 per annum



### Proposal:

Total current rental income:

**£25,350** per annum excl.

Quoting Price:

**£345,000** exclusive of VAT

A purchase at this level reflects a net initial yield of **7.08%**, allowing for purchaser's costs of **3.76%**.





## Description

- Three storey property
- Well presented ground floor retail unit currently trading as a Wellness Café
- 2 residential units on the upper parts sold off by way of long leasehold interests

## Accommodation

### Ground Floor Retail Unit

Approximate net internal area	95 sq m	1,019 sq ft
Covered lean-to	9 sq m	95 sq ft

### Residential Element

Sold off by way of long leasehold interests – not inspected





# Tenancies

## Ground Floor Retail Unit

<b>Tenant</b>	Maya Beauty Wimborne Ltd and a private individual
<b>Term</b>	8 years from 17 March 2025
<b>Current passing rent</b>	<b>£25,000 per annum exclusive</b>
<b>Type of Lease</b>	Full repairing and insuring
<b>Rent Review</b>	Upwards only upon the 4th anniversary of the term
<b>Tenant's option to break</b>	The tenant has the right to break the lease upon the 4th anniversary of the term
<b>Rent Deposit</b>	The tenant has paid a 3 months rent deposit

## Residential Element

<b>Flat 1</b>	125 years from 14 December 2006, subject to ground rent of £100 per annum which doubles every 25 years
<b>Flat 2</b>	125 years from 14 December 2006, subject to a ground rent of £150 per annum which doubles every 25 years

# Tenure

Freehold.

# Price

**£345,000** (exclusive of VAT) which reflects a net initial yield of 7.08%, allowing for purchaser's costs of 3.76%

We have been informed by our client that the premises are currently elected for VAT and it is anticipated that the sale will be dealt with by way of a transfer of a going concern (TOGC).

# EPC Rating

Ground floor retail D - 87

# Rateable Value

Ground floor retail £19,500 (from 1.4.23)

# Legal Costs

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

# Viewings

Strictly by prior appointment through the sole agent, **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.