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 Beauticians 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 £250 per annum

Proposal:

Total current rental income:

£25,250 per annum excl.

Quoting Price:

£295,000 exclusive of VAT

A purchase at this level reflects a net initial yield of **8.29%**, allowing for purchaser's costs of **3.24%**.

Wimborne Minster

A Quintessential English Market Town With So Much To Offer...

An Enticing Blend Of Charming Independent Boutiques, Specialist Shops And High Street Stores

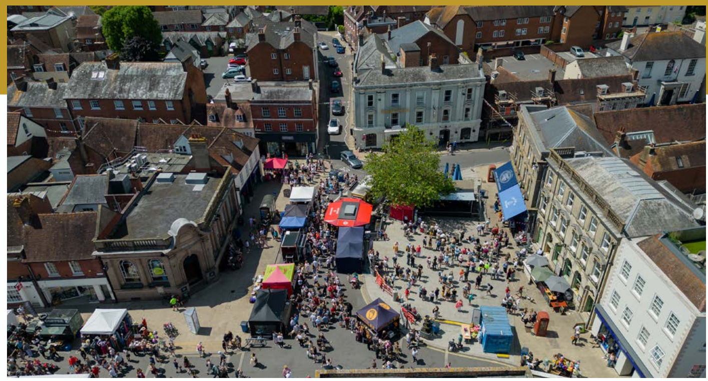
- Fat Face, Waitrose, Majestic, White Stuff, Costa and Loungers are all represented in the town

Heritage Sites And The Countryside On The Doorstep

- Surrounded by some of Dorset's stunning countryside and home to intriguing historic buildings, the town is a popular destination to visit

Serving A Densely Populated And Growing Residential Area

- There are a number of new build housing estates currently under construction or recently completed



Description

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

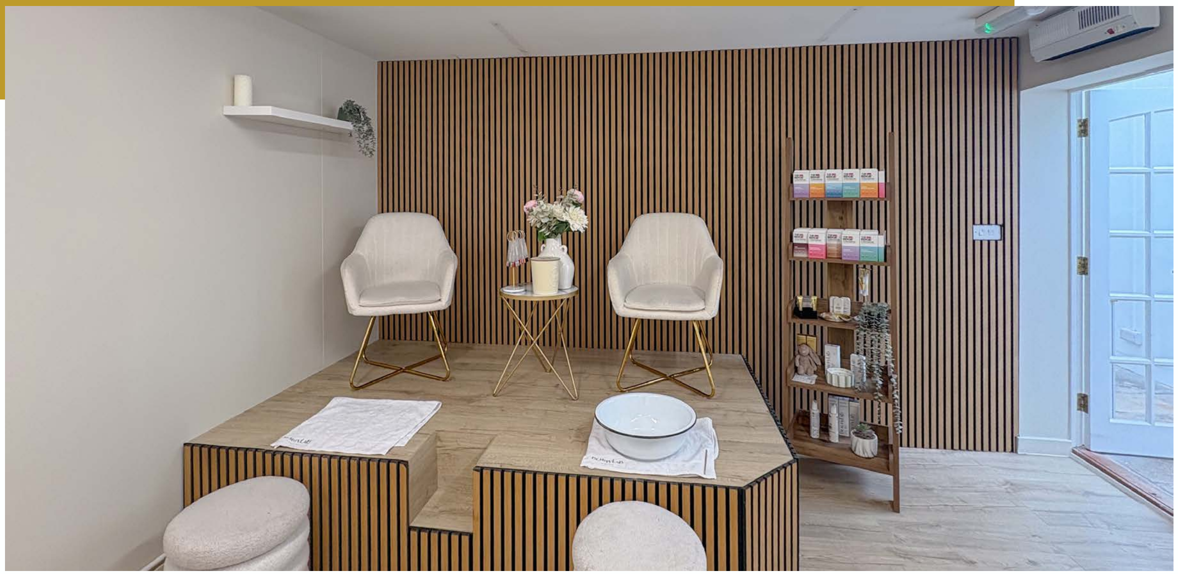
Accommodation

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

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

Residential Element

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

Tenure

Freehold.

Price

£295,000 (exclusive of VAT) which reflects a net initial yield of 8.29%, allowing for purchaser's costs of 3.24%

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.

goadsby
goadsby.com
01202 550066

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

James Edwards
james.edwards@goadsby.com // 07801 734797

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.