



# For Sale Freehold

Retail And Residential Investment Located In Sought After Market Town

61 HIGH STREET, WIMBORNE MINSTER, DORSET, BH21 1HS

## Summary

- Wimborne Minster is a sought after and affluent market town in Dorset
- 61 High Street is prominently located, approximately 200m from Wimborne Square
- The property comprises a ground floor retail unit with 2 bedroom maisonette above
- The entire property is let to a private individual on a 13 year lease which expires May 2029
- VAT not applicable
- Freehold



### Proposal:

Total current rental income:

**£19,000** per annum excl.

Quoting Price:

**£350,000**



## Location

- Wimborne Minster is a sought after and affluent market town in Dorset
- The property is prominently located fronting the High Street approximately 200m from Wimborne Square
- Numerous independent retailers, restaurants, cafes and pubs are located within the vicinity
- There are numerous multiple retailers also represented in the town including Boots, WHSmith, Clarks, White Stuff, Costa Coffee and Loungers
- Wimborne town centre serves densely popular and growing residents in the surrounding area with a number of new build housing estates currently under construction or having recently been completed



## Description

- The premises are arranged over 3 storeys and is of brick construction with a pitched tiled roof
- The premises are well presented throughout and the ground floor trades as a Barber Shop with sun tanning room to the rear
- Access via internal staircase leads to a 2 bedroom maisonette above comprising a lounge, kitchen and bathroom on the first floor with 2 bedrooms located on the second floor
- The property benefits from a good sized garden to the rear with a storage outbuilding



## Accommodation

The accommodation with approximate areas are arranged as follows:

### Ground Floor

|                |                      |
|----------------|----------------------|
| Net sales area | 321 sq ft // 34 sq m |
| Rear store     | 136 sq ft // 13 sq m |
| Kitchen        | 54 sq ft // 5 sq m   |
| Outside store  | (not measured)       |

### 2 Bedroom Maisonette

#### First Floor

|             |   |
|-------------|---|
| Living room | - |
| Bathroom    | - |
| Kitchen     | - |

#### Second Floor

|           |   |
|-----------|---|
| Bedroom 1 | - |
| Bedroom 2 | - |



## Tenancies

|                      |  |
|----------------------|--|
| <b>Tenant</b>        | A private individual                                       |
| <b>Term</b>          | 30 May 2016 for a term of 13 years, thus expiring 29       |
| <b>Rental Income</b> | <b>£19,000 per annum exclusive</b>                         |
| <b>Type of Lease</b> | Full repairing and insuring                                |
| <b>Break Clause</b>  | There are no break clauses during the remainder of         |
| <b>Rent Review</b>   | May 2024 (unactioned) – No further reviews during the term |

## ERV

In our opinion, there is scope to action the outstanding rent review from 2024 and secure an increase from the current rent passing.

**We believe the current ERV is £24,000 per annum exclusive.**

Interested parties are advised to make their own enquiries in regards to the ERV.

## Price

£350,000

## Tenure

Freehold.

## EPC Rating

61 High Street (Shop): C - 52 // 63 High Street (Maisonette): D - 67

## 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.



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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.