

# FOR SALE/TO LET

## DETACHED TWO STOREY CHARACTER PREMISES IN POKESDOWN

6,731 SQ FT // 625 SQ M

SUITABLE FOR A VARIETY OF  
COMMERCIAL USES WITH PLANNING  
CONSENT FOR CLASS E

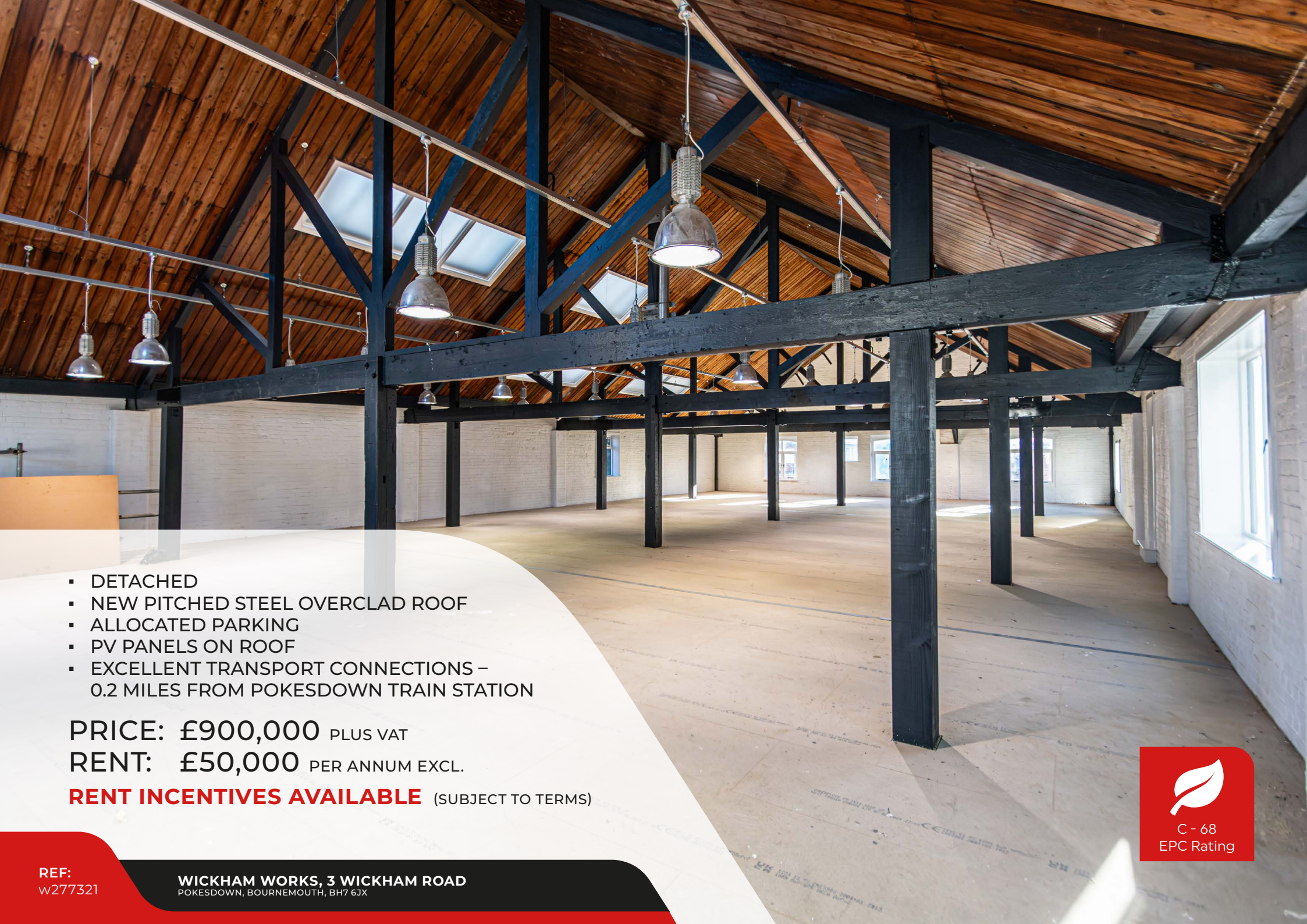


BUSINESS SPACE

goadsby

**WICKHAM WORKS, 3 WICKHAM ROAD**  
POKESDOWN, BOURNEMOUTH, BH7 6JX



- 
- DETACHED
  - NEW PITCHED STEEL OVERCLAD ROOF
  - ALLOCATED PARKING
  - PV PANELS ON ROOF
  - EXCELLENT TRANSPORT CONNECTIONS –  
0.2 MILES FROM POKESDOWN TRAIN STATION

**PRICE: £900,000** PLUS VAT

**RENT: £50,000** PER ANNUM EXCL.

**RENT INCENTIVES AVAILABLE** (SUBJECT TO TERMS)

REF:  
W277321

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## Location

These detached two story premises are located in Pokesdown, Dorset which has a large selection of local & national occupiers within walking distance.

### Approximate Distances

Tesco Express	0.3 Miles
Brewhouse & Kitchen	0.6 Miles
Renouf's Cheese & Wine Bar	0.6 Miles
Boots Pharmacy	0.7 Miles
Costa Coffee	0.8 Miles
Hannington Road Bus Stop	0.1 Miles
Pokesdown Train Station	0.2 Miles
Bournemouth Coach Station	2.4 Miles
Bournemouth Train Station	2.4 Miles
Christchurch Tran Station	2.6 Miles

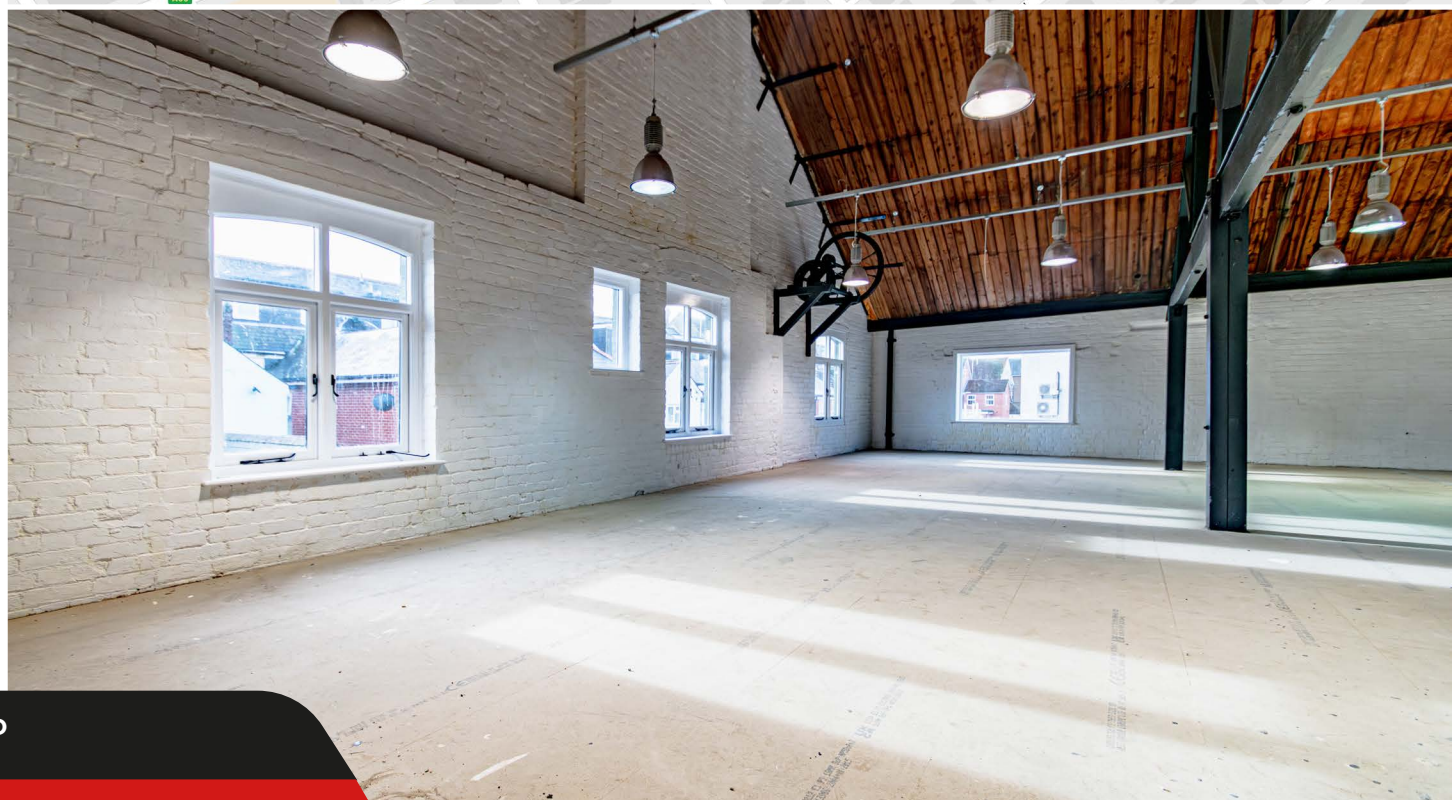
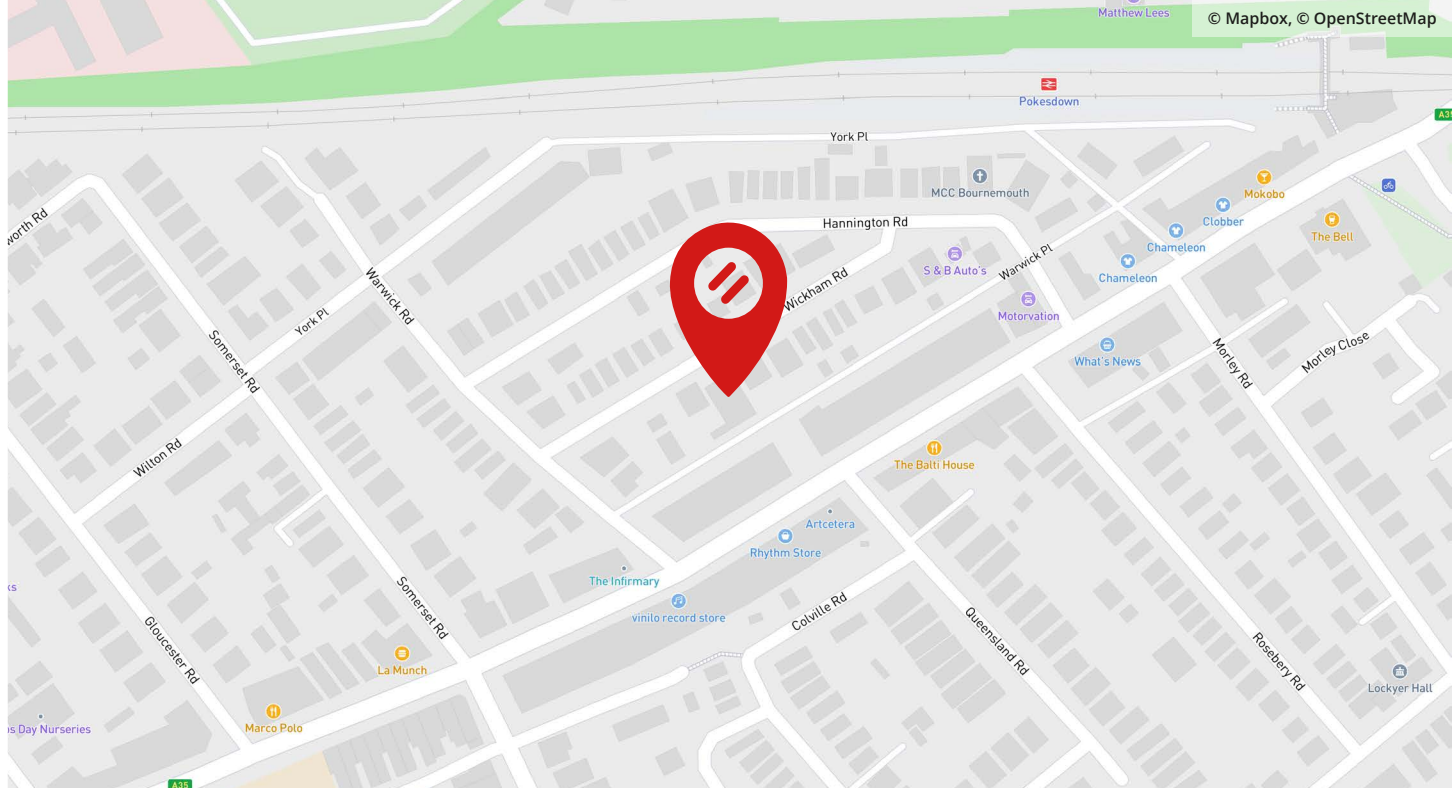
## Description/Specification

Wickham Works is a detached two-storey character building which has historical relevance within the local area being listed as a heritage asset in the Boscombe and Pokesdown Neighbourhood Plan. However, the premises are not formally listed or protected.

The premises have a direct entrance from Wickham Road providing access to the ground floor. To the rear of the building, there is a set of double doors on the ground floor as well as steel stairs providing access to the first floor.

The building is currently in a shell condition and has been extensively refurbished to include:

- New insulated steel overlaid roof
- New bespoke double-glazed windows
- Newly redecorated internally & externally
- New solar pv panels on roof
- New concrete ground floor
- New tarmac externally





## Rent Incentives

The building is being marketed with the understanding any ingoing tenant may want to install fixtures, fittings and utilities to suit their desired work environment/ branding. With this in mind, our client is offering rent incentives (subject to terms) to help prospective tenants with their initial fit out costs.

## Parking & Bicycle Store

The premises have a total allocation of 8 car parking spaces; 4 at the front, 4 at the rear and external bike rack with storage for approximately 12 bikes.

## Accommodation

	sq m	sq ft
Ground floor	313	3,368
First floor	312	3,361
<b>Total gross internal area approx.</b>	<b>625</b>	<b>6,729</b>

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Tenure

**Freehold**  
With vacant possession.

**Leasehold**  
By way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 5 years.

## Price

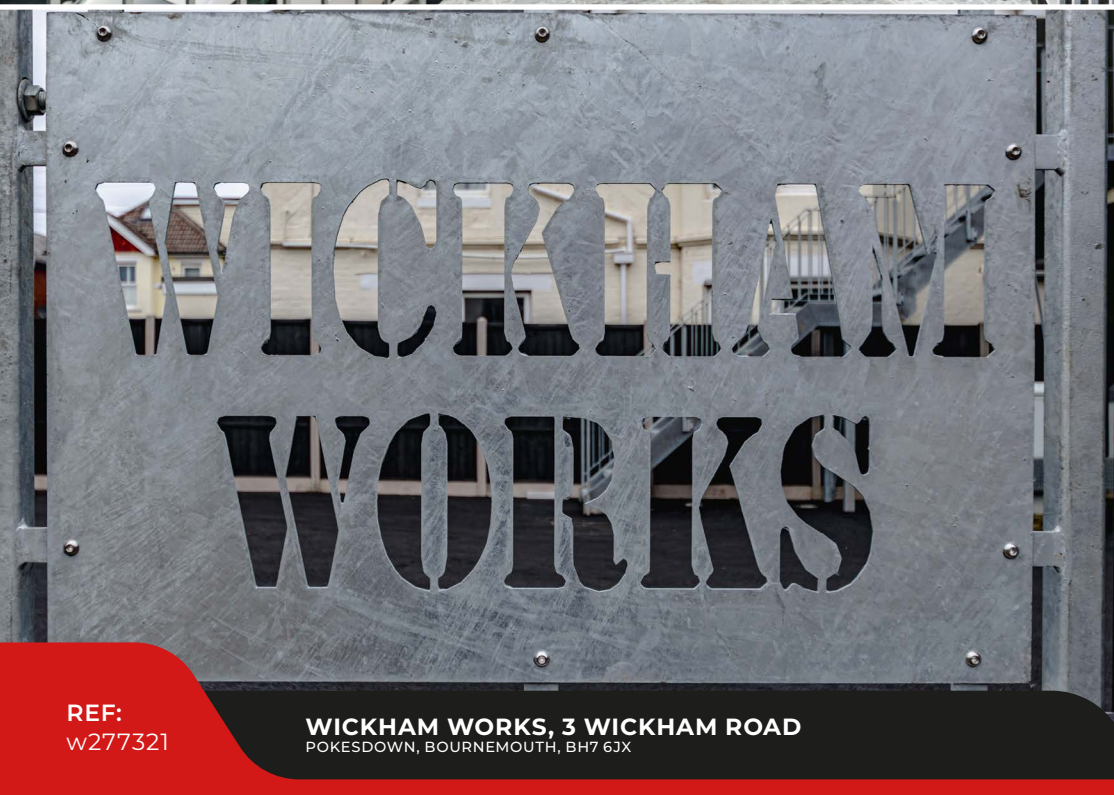
£900,000 plus VAT.

## Rent

£50,000 per annum exclusive of business rates, VAT, insurance premium, utilities and all other outgoings.







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## Planning

Detailed planning consent has been granted for Use Class E (including Retail, Leisure, Light Industry, Local Community Uses and Service Use).

## EPC Rating

C - 68

## Rateable Value

£43,500 (from 1.4.23)

## Legal Costs

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

## VAT

Our client has confirmed that the premises are elected for VAT.

## Viewing

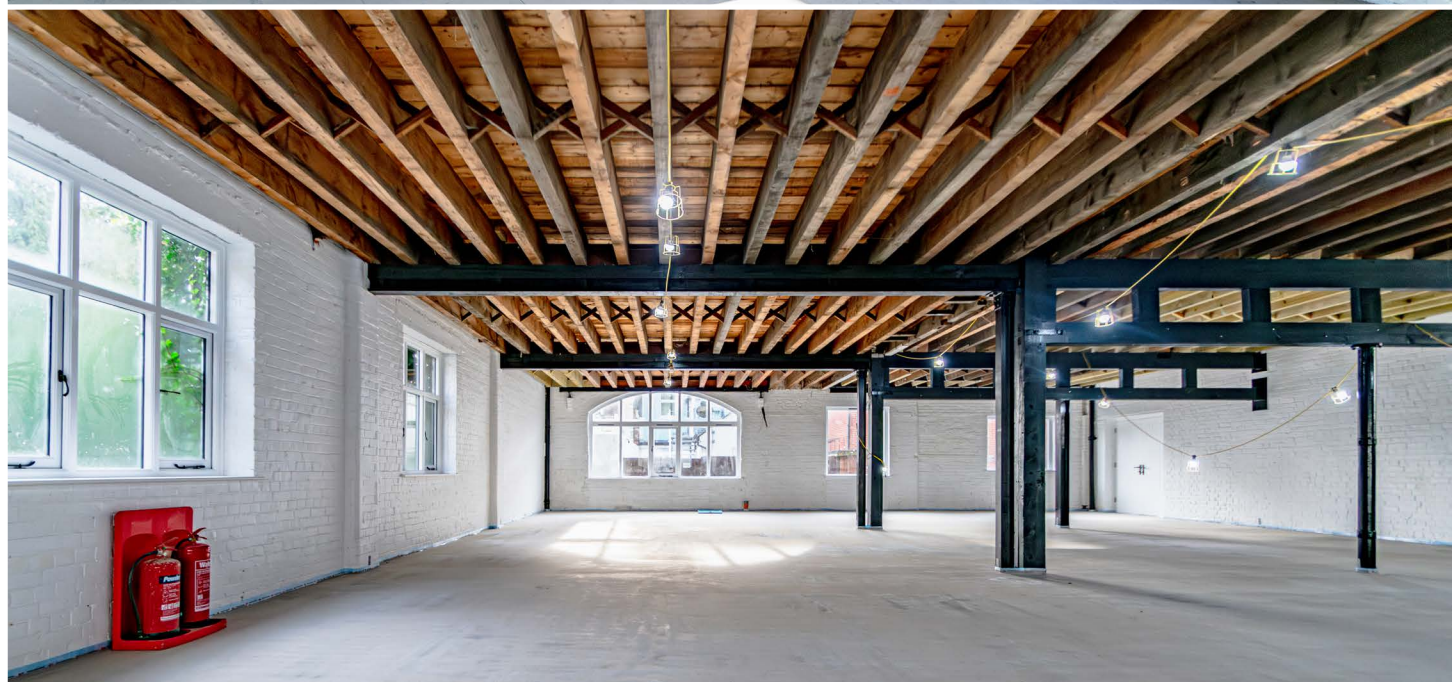
Strictly by prior appointment through the joint agents, through whom all negotiations must be conducted.



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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](#).

### 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.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)