



For Sale

FREEHOLD
INVESTMENT

Two Storey Business
Premises Situated
On One Of The Most
Popular Business
Parks In The BCP
Conurbation

UNIT 17
BRANKSOME BUSINESS PARK
BOURNE VALLEY ROAD, POOLE
DORSET BH12 1DW



Summary

- Modern two storey business premises
- Gross internal area:
Approximately 325 sq m (3,501 sq ft)
- Situated on one of the most popular business parks in the BCP conurbation
- Freehold
- Currently let to two tenants

Current passing rental

£46,000 per annum exclusive

Price/VAT

£650,000

Which reflects a net initial yield of **6.73%**
allowing for purchaser's costs of **5.18%**

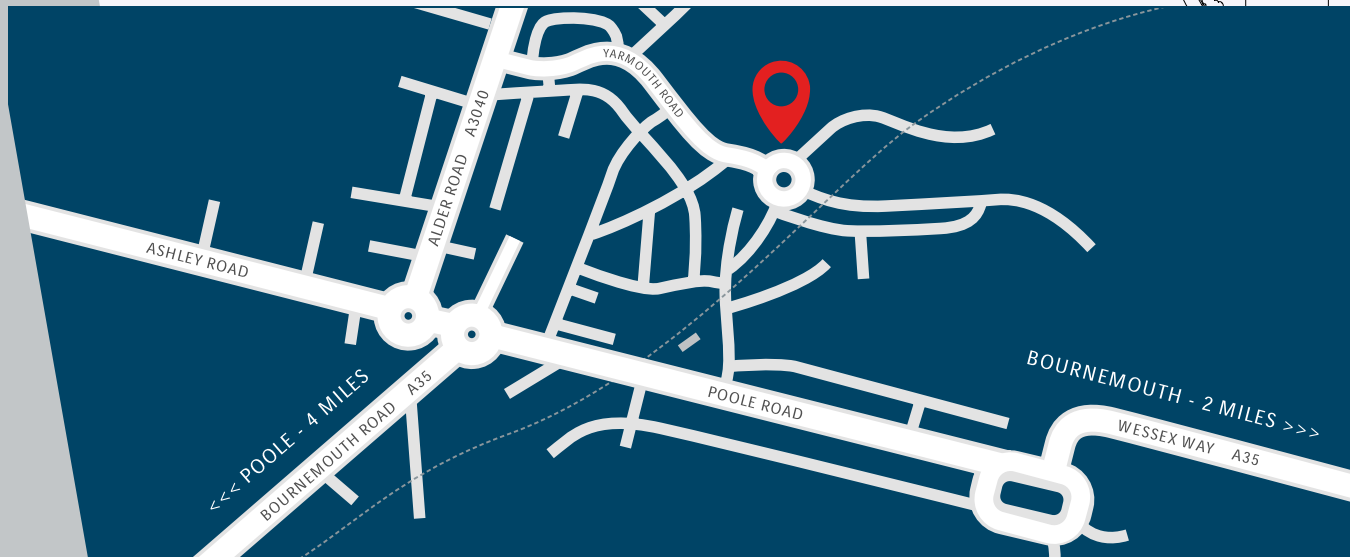
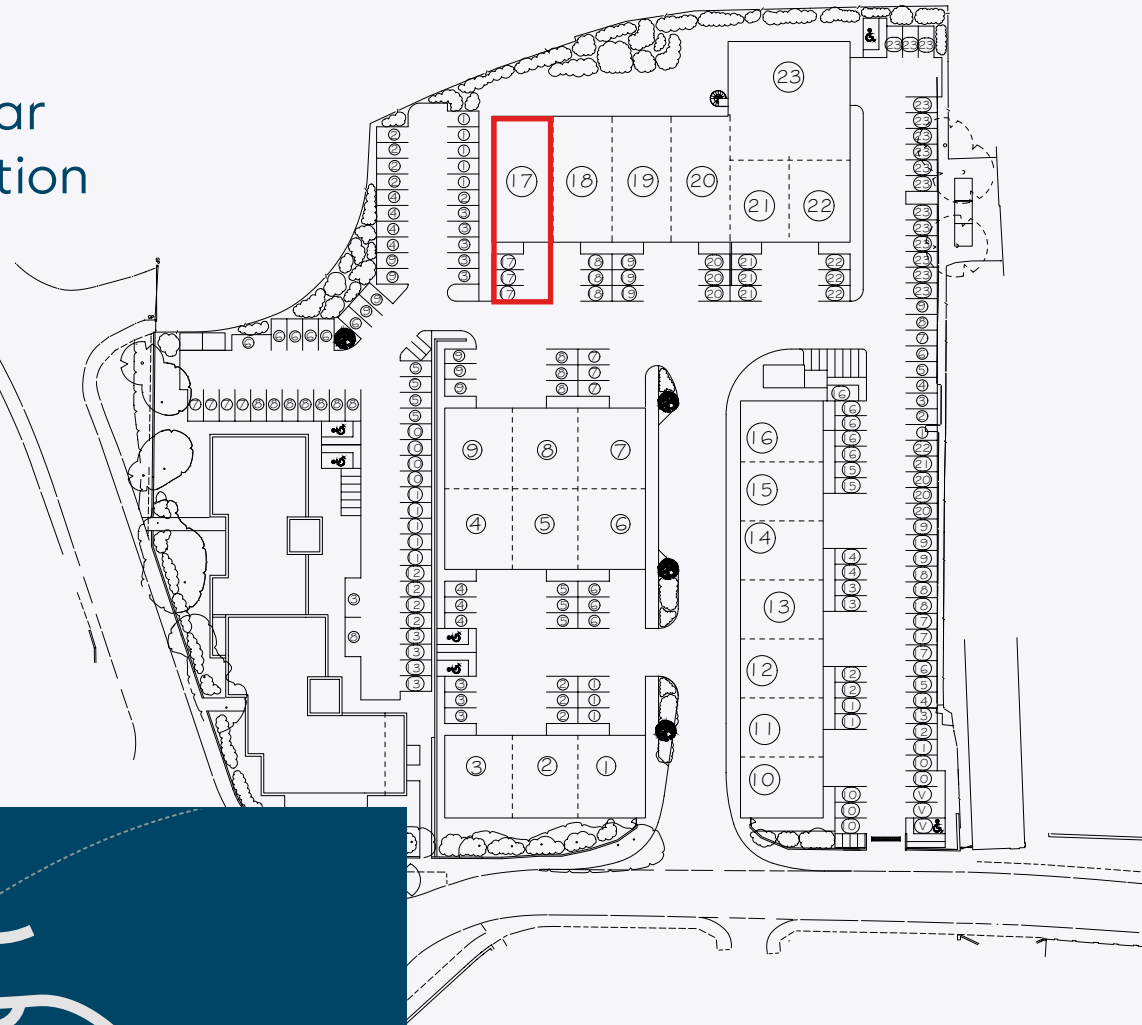
Currently not elected for VAT

Situated on one of the most popular business parks in the BCP conurbation

Branksome Business Park is conveniently located at the junction of Yarmouth Road and Bourne Valley Road approximately 0.5 miles from Poole Road which connects directly to the Wessex Way.

A338 Wessex Way	0.8 mile
Bournemouth town centre	2 miles
Poole town centre	4.1 miles
Westbourne	1 mile
Branksome train station	0.6 mile

Approximately distances sourced from google maps





Description

- Two storey
- End of terrace
- Brick outer, blockwork inner wall construction with cladding to the upper elevations
- Pitched steel roof supported upon a steel portal frame
- Sectional up and over loading door
- Separate personnel door
- Fitted to an exceptional standard
- Air conditioning
- Kitchenette and cloakroom facilities on each floor
- 3 phase electricity available
- Concrete loading apron
- 6 allocated car-parking spaces

Floor Areas

The premises has the potential to be let to one occupier in the future, but are currently split into the following two modules:

Module 1

Currently let to Sentinel Fire & Security Solutions Ltd

	sq m	sq ft
Ground floor lobby/stairwell	16	167
Ground floor store with access via sectional up and over door	24	262
First floor offices (whole)	159	1,716

Module 2

Currently let to Harbour View Construction Ltd

Part ground floor	126	1,356
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Approximate GIA of the whole unit	325	3,501
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Tenancies

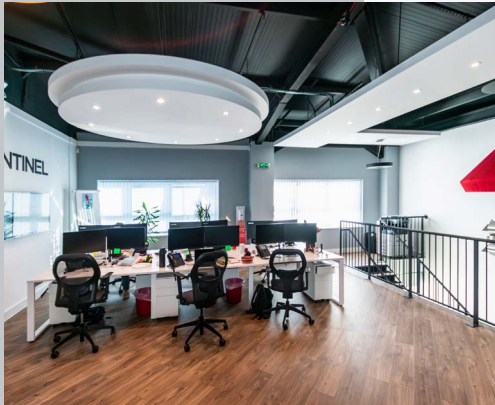
Module 1

Tenant	Sentinel Fire & Security Solutions Ltd
Term	6 years – from 16 December 2022 up to and including 15 December 2028
Rent Reviews	16 December 2025
Tenant's Option To Break	16 December 2025, subject to providing at least 6 months prior written notice
Current passing rent	£31,000 per annum exclusive
Repairing obligations/ insurance	<ul style="list-style-type: none"> a. Internal – Tenant directly responsible b. External – Tenant to contribute based on a fair proportion c. Buildings Insurance – Tenant to contribute based on a fair proportion
Security of tenure	The lease excludes the security of tenure provisions of the Landlord & Tenant Act

Module 2

Tenant	Harbour View Construction Ltd
Term	5 years from 1 January 2024
Tenant's Option To Break	31 December 2025, subject to serving at least 6 months prior written notice
Type of lease	Internal repairing
Current passing rent	£15,000 per annum exclusive
Security of tenure	The lease excludes the security of tenure provisions of the Landlord & Tenant Act

Total current passing rental:
£46,000 per annum exclusive



Tenure

The footprint of the building is secured on a freehold basis

Price/VAT

£650,000 which reflects a net initial yield of **6.73%** allowing for purchaser's costs of **5.18%**.

We have been informed by our client that the premises are currently not elected for VAT.

EPC Rating

C - 53

Legal Costs

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

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

Further information

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



James Edwards

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Grant Cormack

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Important

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