



UNIT 11 SOMERFORD BUSINESS PARK, CHRISTCHURCH, BH23 3RU

INVESTMENT / INDUSTRIAL / WAREHOUSE FOR SALE

4,305 SQ FT (399.95 SQ M)



**Vail
Williams**

Summary

INDUSTRIAL INVESTMENT - FOR SALE

Available Size	4,305 sq ft
Price	£465,000
Rateable Value	£32,500 from 1.4.23
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

- Passing Rent of £34,000 per annum exclusive
- NIY of 7% assuming purchasers costs of 4.54%
- Tenant in occupation since 2018
- Freehold - Title Number DT272106
- Not elected for VAT



Location

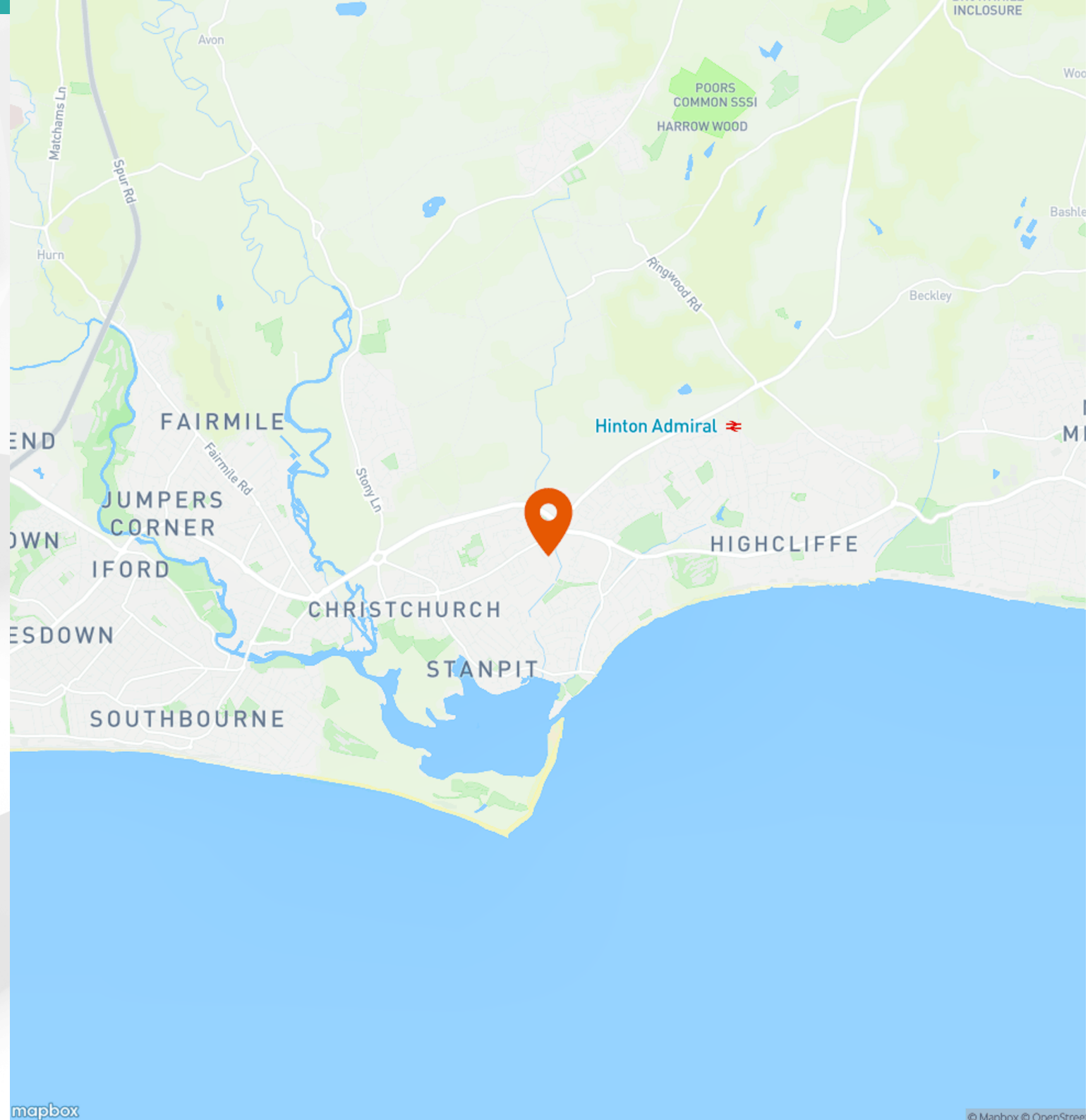


**Unit 11 Somerford Business
Park, Christchurch, BH23 3RU**

The property is situated on Somerford Business Park which forms part of the well established Wilverley Road industrial area in Christchurch.

The development is conveniently located close to the junction of Wilverley Road and Somerford Road. Somerford Road leads directly to the main A35 Christchurch bypass dual carriageway and the A337 Lymington Road. Christchurch town centre is approximately 2 miles distant.

Within the Wilverley Road industrial area there is a new drive thru Costa and Burger King as well as Meteor Retail Park which provides a number of retail warehouse occupiers including Aldi.





Further Details

Description

The premises comprise a mid terrace industrial/warehouse unit of brick outer, blockwork inner wall construction with steel cladding to the upper elevations. There is a steel portal frame supporting a mono pitched roof incorporating daylight panels.

The unit benefits from the following specification:

- Personnel entrance door
- Ground floor reception / office
- M&F WCs
- Kitchenette
- Windows at ground and first Floor in front elevation.
- First floor provides two partitioned offices and open plan office area with suspended ceilings, integral lighting and carpets
- 4.7m internal eaves
- 3 Phase and gas (not connected)
- Loading door (3m W x 4.5m H)

Externally the unit benefits from 4 car parking spaces directly in front of the unit.

The tenant has installed partitioning to create a dance hall at the rear of the unit.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with

evidence/ proof identifying the source of funds being relied upon to complete the transaction.

Terms

£465,000 which reflects a NIY of 7% assuming purchasers costs of 4.54%, subject to contract.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,187	296.08
1st	631	58.62
Mezzanine	487	45.24
Total	4,305	399.94

Tenancy

The unit is let to Big Little Theatre School Limited (04760231) on a 10 year FRI lease from 9th March 2018, thus expiring on 8th March 2028. The current passing rent is £34,000 per annum exclusive and lease is granted outside the landlord and tenant act 1954.

The landlord currently holds a rent deposit of £8,399.99.

VAT

We have been informed by our client that the property is not elected for VAT.





Enquiries & Viewings



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