



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT 2 25/30 CANFORD BOTTOM WIMBORNE DORSET BH21 2HD



Industrial Premises TO LET

- Former MOT and vehicle servicing centre
- Gross Internal Area 4,714 sq.ft (437 sq.m) Approx
- Private gated entrance and tarmac hardstanding

Arrange a viewing today

01202 551821

**Available on a new
lease at
£25,000 p.a.
Short term letting
From July 2024**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The subject premises are located close to the Canford Bottom Roundabout where the A31 trunk road, Wimborne road West and the B3073 all converge. Wimborne Minster town centre is 2 miles west of Canford Bottom. Ringwood Town Centre is 8 miles east of Canford Bottom and Bournemouth Town Centre 8 miles to the south.

The property comprises a former Ford Mot testing and servicing centre. The accommodation comprises an older style industrial unit with a partitioned office / reception area and tarmacked hardstanding around the perimeter of the site, from a private lane from Canford Bottom.

The Accommodation is available to rent short term only

ACCOMMODATION

Width 49'05" (15.1m)
Depth 95'03" (29.1m)
Reception 13'08" x 40'03" (4.1m x 12.3m)
Office 8'00" x 25'09" (2.4m x 7.8m)
Gross Internal Area 4,714 sq.ft. (437 sq.m.) Approx

Ridge 17'00" (5.1m)
Eaves 11'00" (3.3m)
Two roller shutter doors

Outside

Private gated entrance
Tarmac hardstanding

EPC RATING E

RATEABLE VALUE - £27,750 (previously £25,500)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

PLANNING

Long established use as a motor vehicle servicing and MOT centre.

The accommodation would be suitable for a range of industrial uses including storage.

TENURE

The premises are available on a lease for a term up to 5 years and a rental of £25,000 p.a.

The lease will be contracted outside the provisions of the Landlord and Tenant Act 1954 Part II. The lease will include a landlords rolling break clause that can be activated at any time from June 2025.

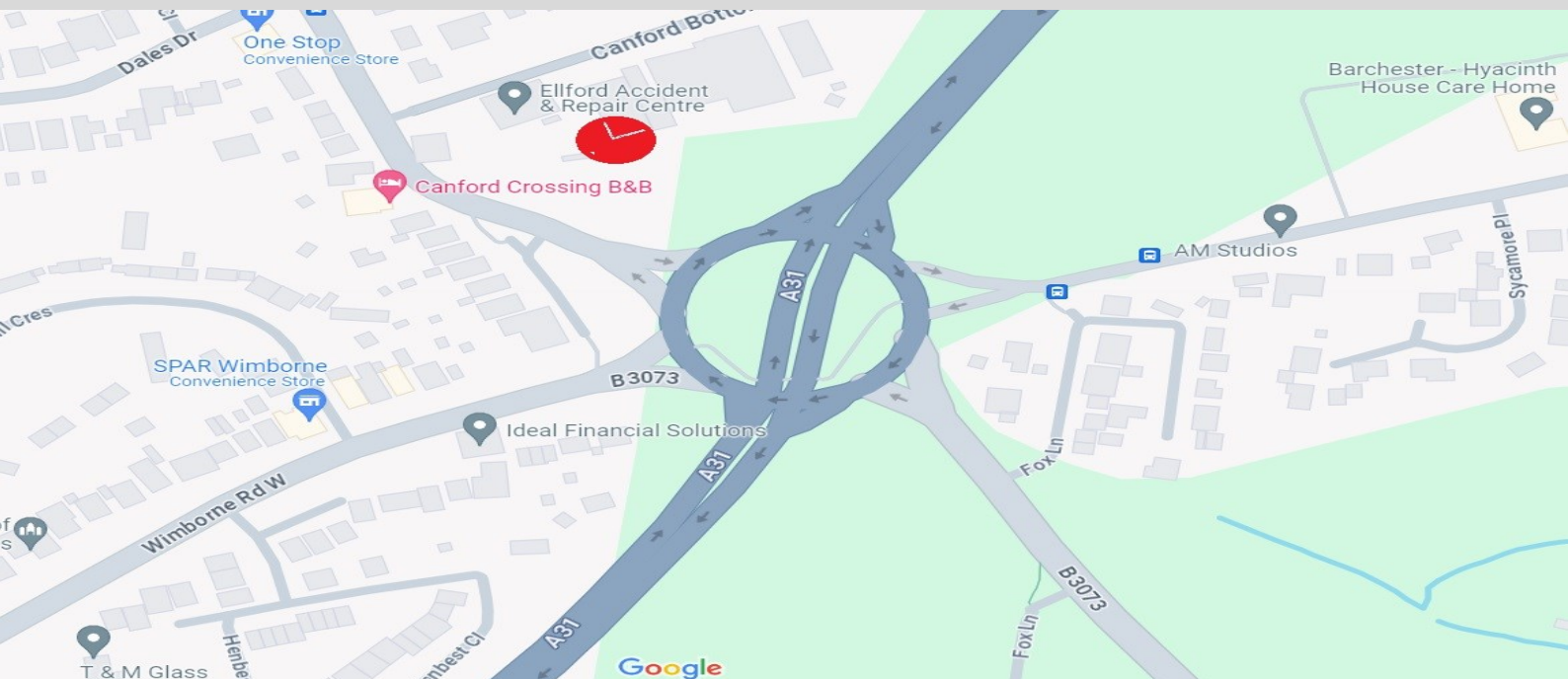
Incoming tenant will be required to pay a 3 month rent deposit

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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MONEY LAUNDERING REGULATIONS

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

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.