

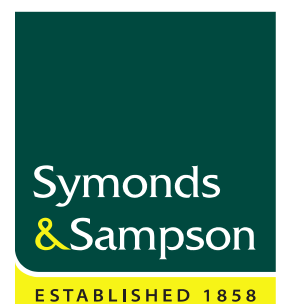


Woodlands Park Dairy

Woodlands, Wimborne, Dorset BH21 8LX

Detached Chalet Bungalow, Commercial Storage Building & Secure Yard

To Let – £26,000pa (exclusive)



Woodlands Park Dairy

Woodlands

Wimborne, Dorset BH21 8LX

Detached Chalet Bungalow, Commercial Storage Building & Secure Yard
£26,000pa (exclusive)

- Modern 4-bed chalet bungalow with good-sized garden.
- Detached Commercial Building with B8 Consent
 - Secure Yard & On-site Parking
 - Accessible Rural Location

Viewing - Strictly by appointment.

Wimborne Commercial office on 01202 843190

Residential Property

A detached chalet bungalow providing well-proportioned accommodation including a reception room, kitchen, study / office, master bedroom with ensuite bathroom, three further bedrooms and a family bathroom. It is in good decorative order and benefits from a modern fitted kitchen, oil-fired central heating and full double glazing.

There is a raised decked area immediately to the rear with a covered area suitable for a hot tub and a large enclosed garden beyond.

Commercial Property

A detached building with planning permission for B8 use. It has rendered masonry elevations beneath a fibre cement roof. The ground floor, which comprises useful storage accommodation together with a kitchen and WC, has an approximate area of 225.75m² / 2,430ft². There is additional storage in the roof space which is accessed by wooden steps.

To the side of the storage building is a secure yard enclosed by timber fencing with gated vehicular access.

A gravelled area provides parking for several cars.

Situation

The property is situated in a quiet rural location on the edge of Woodlands, a popular village approximately 2.5 miles west of Verwood and 8.5 miles north of Wimborne Minster. There is a selection of well-regarded schools in the area. Nearby

recreational facilities include Remedy Oak Golf Club and Moors Valley Country Park. Access to the property is by a shared private road.

Directions

From Wimborne take the B3078 towards Cranborne. Turn right approx. 0.5 miles beyond the Horton Inn. and go through Horton. Go straight over at the crossroads into Verwood Road. Drive through Woodlands and turn right near the brow of the hill by 'Bethel'. The property will be found after a short distance on the left.

Services

Mains electricity, water and private drainage.

Council Tax and Business Rates

Council Tax: to be confirmed
Rateable Value: £14,000

Local Authority

Dorset Council 01305 221000

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

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

Lease Details

The whole property is available on a new lease for a term of years to be agreed.

Energy Performance Certificates

Residential: 'D' (64)

Commercial: 'C' (69)

RW/27/06/23



01202 843190

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