



Tower Court, 20 Mannings Heath Road Poole, BH12 4NQ

Freehold Investment Property For Sale
Asking Price: £430,000 (plus VAT if applicable)

**Symonds
& Sampson**

ESTABLISHED 1858

Tower Court

20 Mannings Heath Road, Poole,
BH12 4NQ

Freehold Investment Property

- Freehold investment property producing a rental income of £35,000 p.a.
- FRI lease expiring December 2028.
- Situated in an established employment area.

Viewing - Strictly by appointment.
Wimborne Commercial Office -01202 843190

The Property

A detached two storey building occupied as a retail showroom by Bridport Building Supplies (trading as 'Kitchens of Poole'). The property has part-rendered and part-timber clad elevations beneath a tiled roof. The Gross Internal Area is 175m² / 1,884ft² approx.

The property is occupied by Bridport Building Supplies Ltd, trading as 'Kitchens of Poole' on an FRI lease for 10 years (without break) from 3rd December 2018 at an initial rent of £35,000pa. A copy of the lease is available upon request.

Bridport Building Supplies (Company Number: 07798490) is an established and locally owned timber and builders' merchants that commenced trading in 2012. It has branches at Gore Cross Business Park in Bridport and Cogdean Elms Industrial Estate in Corfe Mullen.

RV: £12,000

Situation

Mannings Heath Industrial Estate is a principal employment area in Poole. It benefits from access to the A3049 (Canford Way / Dorset Way) which is a main distributor road in the Poole / Bournemouth conurbation.

Occupiers include Sunseeker, DB Foods and a wide variety of local businesses. Poole town centre is approximately 4 miles from the property.

Directions

Take the exit signed 'Mannings Heath Industrial Estate' from Mannings Heath roundabout on the A3049 (Canford Way / Dorset Way). At the next roundabout take the 1st exit into Mannings Heath Road. Go straight over at the next roundabout and the property will be found on the left shortly after the Sunseeker technology centre.

Outside

There is a secure level carpark for 12 cars approximately to the front of the building.

Local Authority

BCP Council

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.

RV: £12,000

EPC: Band C



RUW/14/04/23



01202 843190

Symonds & Sampson LLP
5 West Street, Wimborne, BH21 1JN
commercial@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS