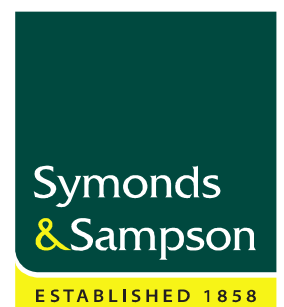




## 37 East Street, Wimborne, BH21 1DU

A ground floor commercial retail unit and courtyard with vacant possession.

For Sale - £130,000





# 37 East Street, Wimborne, Dorset, BH21 1DU

**For Sale - £130,000**  
**Leasehold**

- Fantastic location in the heart of Wimborne
- 49.45 m<sup>2</sup> (532 ft<sup>2</sup>) retail/office space
- Good road frontage
- Town centre location
- Available with vacant possession

Viewing - Strictly by appointment.  
Dorchester Commercial office on 01305 261008

## The Property

A well-located and prominent ground floor commercial retail/office unit in the heart of Wimborne. The property has an attractive courtyard overlooking the River Allen and the long leasehold interest is available with vacant possession.

Occupying the ground floor of an attractive period building, the property benefits from a prominent position in East Street, adjacent the bridge over the River Allen. The long leasehold interest is offered for sale with approximately 108 years remaining. (Commenced 31 October 2006 for a term of 125 years). The ground rent payable is £100 per annum.

The property would suit a specialised business or sole trader, with a Pay & Display Car Park and a Waitrose supermarket less than 50 yards away.

The property comprises a retail area measuring approximately 14.34 m<sup>2</sup> (154 ft<sup>2</sup>), two office areas measuring approximately 30.54 m<sup>2</sup> (329 ft<sup>2</sup>), stores, a kitchen and a w.c. The unit has a large timber framed display window fronting East Street.

RV: £6,300

## Situation

East Street is a prominent road in the heart of Wimborne, a popular town offering an eclectic mix of shops, numerous cafes, restaurants and bars together with commercial facilities are all within close proximity. From West Borough and Wimborne Square, regular bus services operate to the surrounding towns. Wimborne is easily accessible from surrounding towns and villages with great road connections.

## Directions

From the east, take Park Lane towards town. The property can be found on the left hand side, just after the traffic lights.

## Services

Mains electricity, water and drainage. Electric heating.

## Local Authority

Dorset Council 01305 221000

## 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.

## Legal Details

To be advised.

## Energy Performance Certificate

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

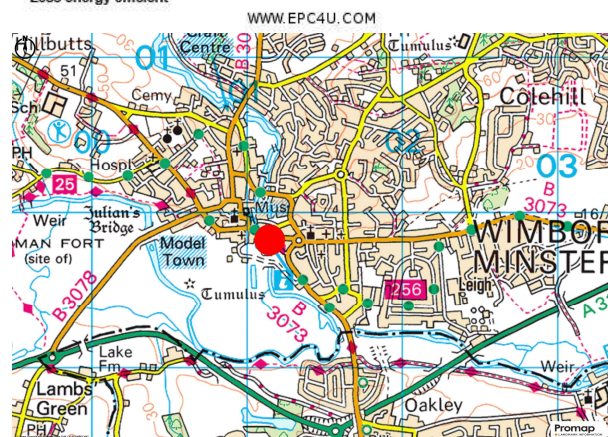
**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**93** This is how energy efficient the building is.



01305 261008

Symonds & Sampson LLP  
Burraton House, 5 Burraton Square,  
Poundbury, Dorchester, Dorset, DT1 3GR  
commercial@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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