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KEY FEATURES

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- To Let As A Whole Or May Split
- Suit a Broad Range Of Uses Subject To Any Necessary Consents
- Opposite JD Wetherspoons
- Rear Courtyard
- Dedicated Car Parking
- Potential For Rear Loading



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



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7 WEST BOROUGH

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LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated around 5 miles north of Poole and some 10 miles north west of Bournemouth.

The town serves a generally affluent catchment and features a strong mixture of local and national retailers.

Waitrose have a store in the town and other major names include Loungers (Piazzo Lounge), Fat Face, Rohan, Crew Clothing, Seasalt, White Stuff, Quba, Moshulu and Phase Eight, Costa, Superdrug, Co-op, Clarks, Mint Velvet, Boots Opticians & WH Smith. Marks & Spencer Food are also shortly to commence fitting out a large store in the town centre.

The subject premises occupy an excellent trading location just off the Square opposite The Man in The Wall (Wetherspoons) and a few yards from the celebrated Tivoli Theatre. The property benefits from roadside parking closeby this being subject to daytime restrictions Monday- Saturday. Wimborne is currently experiencing significant population growth and the town supports a wide variety of independent retailers trading alongside the multiples named above and also features a strong hospitality sector.

DESCRIPTION

This imposing Grade II listed building, formerly occupied by Nat West Bank, comprises the main former banking hall together with extensive ground floor ancillary areas, cellar storage and an enclosed yard to the rear.

There is a large car park to the rear where car parking spaces (number to be agreed) will be provided.

The premises could potentially lend themselves to a variety of uses subject to the incoming tenants securing any necessary statutory consents. Such uses might include the food and beverage sector, offices, medical, leisure or educational.

Our clients are prepared to let the premises in their entirety to one occupier or, alternatively, might consider splitting the space into two lots.

We have set out indicative floor areas although there may be some flexibility on unit sizes, subject to agreement.

TERMS

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of £65,000 per annum, exclusive.

Alternatively, at the following commencing rents if split:-

Left hand side (Unit1): £27,500 per annum, exclusive
Right hand side (Unit 2): £37,500 per annum, exclusive

RATES

Rateable Value £34,750

Source - voa.gov.uk

The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.



Wimborne Minster & The Square



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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ACCOMMODATION

The Whole	Sq Ft	Sq M
Ground Floor	3,148	292.5
Cellar	620	57.62
Total Gross Internal Area	3,768	350.12

If Split	Sq Ft	Sq M
Left Hand Side (Unit 1)		
Ground Floor	1,294	120.2
Right Hand Side (Unit 2)		
Ground Floor	1,854	172.3
Cellar (By Arrangement)		
Floor Area	620	57.62
Total Gross Internal Area	3,768	350.12

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

NOTE

The property will be stripped back to shell condition ready to receive the incoming tenant's fitting out works.

EPC

Asset Rating

D80

PLANNING

Under the new planning regulations, we believe that the current permitted use of the ground floor to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

VIEWING

Strictly by prior appointment through the joint sole agents, Primmer Olds BAS or Goadsby, through whom all negotiations must be conducted.



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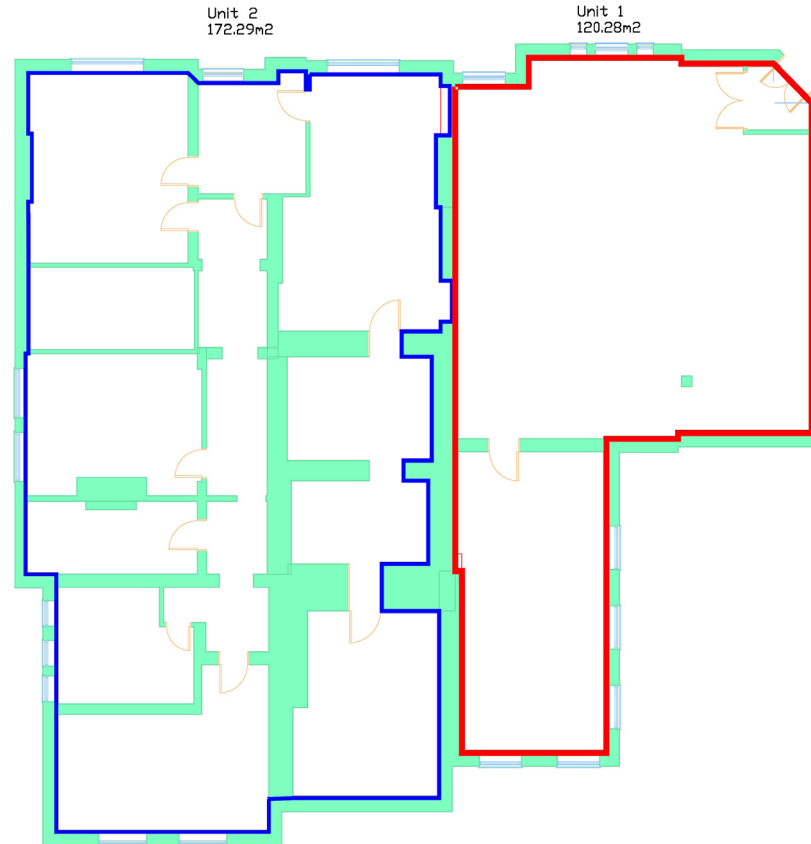


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FOR INDICATION PURPOSES ONLY
NOT TO SCALE

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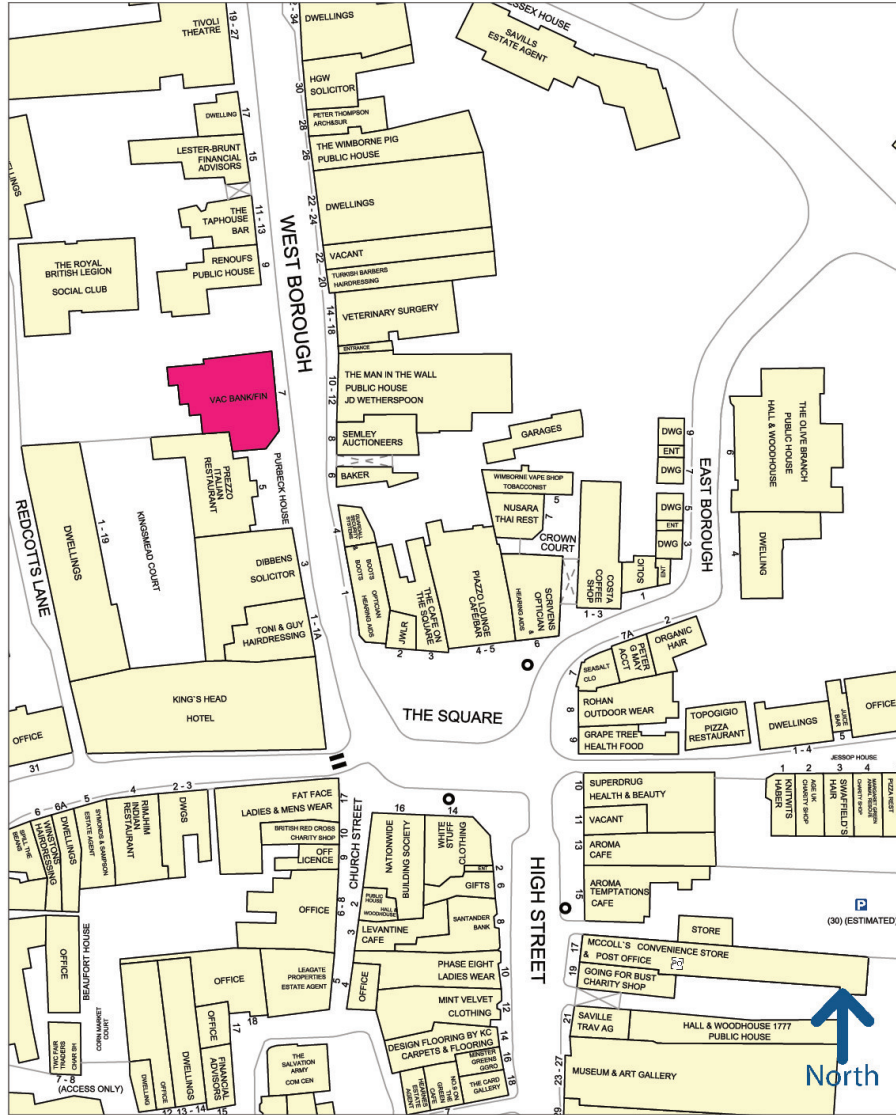


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Wimborne Minster



50 metres
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Experian Goad Plan Created: 16/08/2023
 Created By: Primmer Olds BAS



For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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