

# TO LET or FOR SALE

Prime Shop & Living Accommodation in Sought After Market Town

1,3,5 HIGH STREET, WIMBORNE MINSTER, DORSET BH21 1HR

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## KEY FEATURES

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- Prime location in strong market town
- Suit variety of uses (subject to necessary consents)
- Opposite Phase Eight/Mint Velvet/White Stuff
  - Shopper's Car Park to Rear
- Rare opportunity to secure prime pitch
- Self contained 2/3 bedroom first floor flat



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



FOR SALE



CALL US ON 01202 887 555 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# 1,3,5 HIGH STREET

## LOCATION

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

The town features a vibrant mixture of local and national retailers and also features a strong foody scene with a number of quality independent restaurants, cafes and bars trading alongside national operators Wetherspoons, Costa & Prezzo. Loungers are due to open on The Square in April 2023.

Both Waitrose and Co-op have supermarkets in the town and other major retailers represented include: Mint Velvet, Fat Face, Crew Clothing, White Stuff, Superdrug, WH Smith, Seasalt & Moshulu.

The premises occupy an excellent trading location within Wimborne's busy High Street adjoining McColl's and opposite Phase Eight and Santander with roadside parking (subject to daytime limited waiting) available opposite

The town centre benefits from a number of car parks collectively offering over 1,100 car parking spaces. The High Street car park ( 40 spaces) is located immediately to the rear of the subject premises.

## DESCRIPTION

A Grade II listed property offering a spacious ground floor shop unit together with DDA compliant WC. Stud partitioning currently provides storage space within the overall net useable area.

A self contained first floor flat is accessed from the rear and comprises entrance lobby, kitchen/lounge, 3 double bedrooms, bathroom, boxroom and second WC plus loft space

## ACCOMMODATION

Floor Areas	Ft / Sq Ft	M / Sq M
<b>Ground Floor</b>		
Internal Width (max)	30' 4"	9.25m
Net Potential Sales Area	972	90.33
<b>First Floor</b>		
Flat	856	79.55

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

## TERMS

The premises are available on either a leasehold or freehold basis as follows:-

### The Shop Only

Available by way of a new full repairing and insuring lease at a commencing rent of £45,000 per annum, exclusive.

**5 High Street (The Flat)** We are advised that this is let by way of an Assured Shorthold Tenancy at a rent of £1,100 per calendar month. We are further advised that this has reverted to a Statutory Periodic Tenancy with vacant possession being possible upon the granting of two months' notice to the tenant. We have not had sight of the tenancy agreement.

## FREEHOLD

Alternatively, offers are invited in the region of £850,000 for the freehold interest in the whole.

## RATES

Rateable Value £35,750  
Source – voa.gov.uk

## COUNCIL TAX

Band B

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

## EPC

Shop	Asset Rating	D79
Flat	Asset Rating	D65

VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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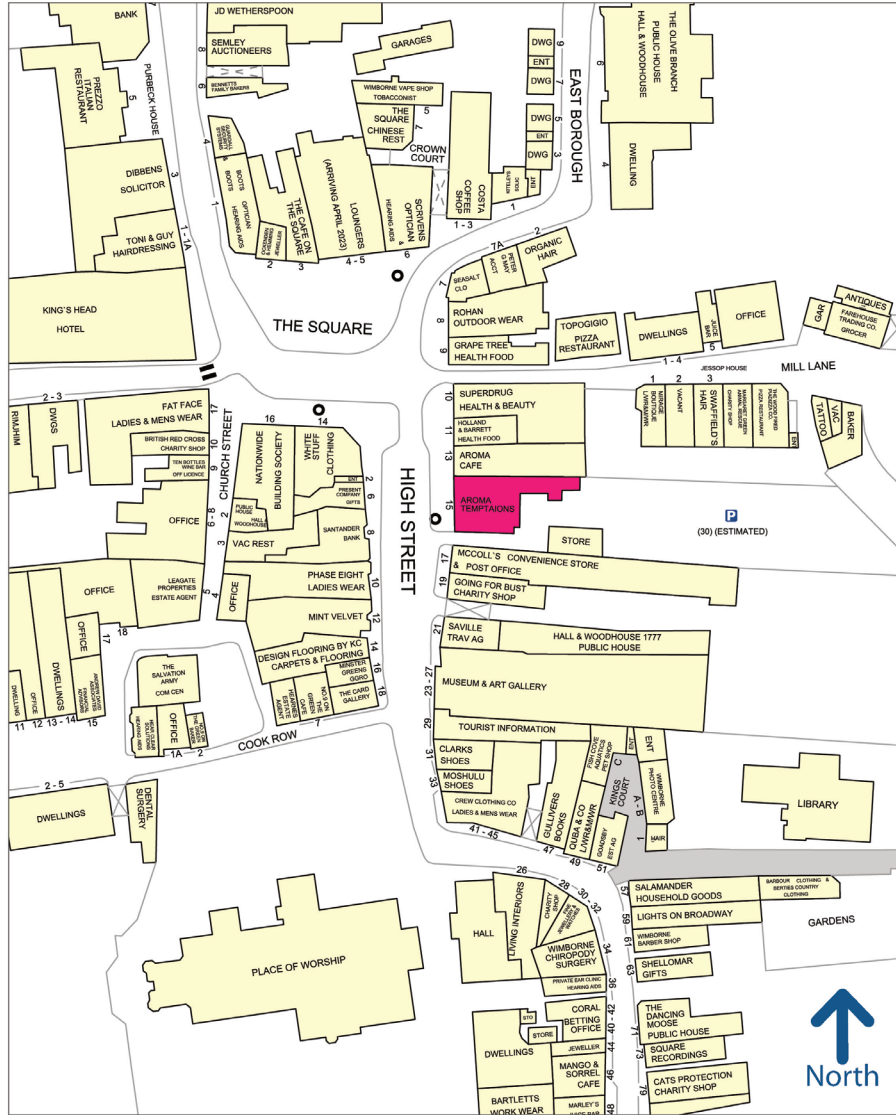


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# 1 HIGH STREET



Wimborne Minster



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Experian Goad Plan Created: 27/02/2023  
Created By: Primmer Olds BAS

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