



Primmer Olds **BAS**

# TO LET

## Substantial Refurbished Town Centre Retail Store

3-4 CROWN MEAD, WIMBORNE MINSTER, DORSET BH21 1ED

### KEY FEATURES

- Affluent and growing Dorset market town
- Rare Opportunity to acquire a large store in Wimborne
  - Central pedestrianised location
  - Recently refurbished
- Early occupation (Subject to Contract)
  - Goods lift
- Rear loading and Parking



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



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# 3-4 CROWN MEAD

## 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, regional and national retailers including **Waitrose, Co-op, Fat Face, Rohan, Seasalt, Mint Velvet, WH Smith, Boots Opticians, Crew Clothing, Moshulu, Wetherspoons, Phase Eight, Clarks, Costa, Piazzo Lounge (Loungers Group) and Superdrug.**

The premises occupy an enviable trading location fronting the pedestrianised Crown Mead shopping precinct which links the High Street with **Waitrose. Specsavers** occupy a newly opened store adjacent and **The Co-op and Hays Travel** trade directly opposite. **Card Factory** and **WH Smith** trade closeby.

## DESCRIPTION

A substantial two storey property comprising well-proportioned ground floor retail space together with first floor storage, office and staff facilities. The property benefits from rear loading and parking facilities

The premises were extensively refurbished in 2023 and benefit from a goods lift linking the ground and first floors and a newly fitted air conditioning (HVAC) system throughout.

## TERMS

Available by way of a new effectively full repairing and insuring lease (by way of service charge contribution) will be granted for a term to be agreed at a commencing rent of £85,000 per annum, exclusive. The lease will provide for upwards only rent reviews every 5 years.

## ACCOMMODATION

Floor Areas		
Gross Frontage	68' 10"	20.98 m
Internal Width	44' 0"	13.41 m
Widening to	66' 2"	20.17 m
Shop Depth	68' 4"	20.84 m
<b>Ground Floor Potential Sales Area</b>	<b>3,890 Sq. Ft</b>	<b>361.5 Sq. M</b>
<b>Ground Floor Ancillary</b>	<b>264 Sq. Ft</b>	<b>24.5 Sq. M</b>
<b>First Floor Ancillary</b>	<b>3,202 Sq. Ft</b>	<b>297.5 Sq. M</b>
<b>Total Net Internal Area</b>	<b>7,356 Sq. Ft</b>	<b>683.5 Sq. M</b>
Spacious Male & Female Cloakrooms		
<b>Outside</b>		
Good rear loading facilities & two allocated car parking spaces		

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

## IMPORTANT NOTE

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.



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## SERVICE CHARGE

A service charge is levied in respect of the landlord's costs incurred in the repair and maintenance of the exterior of the demised premises together with the common parts. Further details are available from the agents.

## RATES

Rateable Value                      To be reassessed

## 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, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating                              C (54)

## 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.



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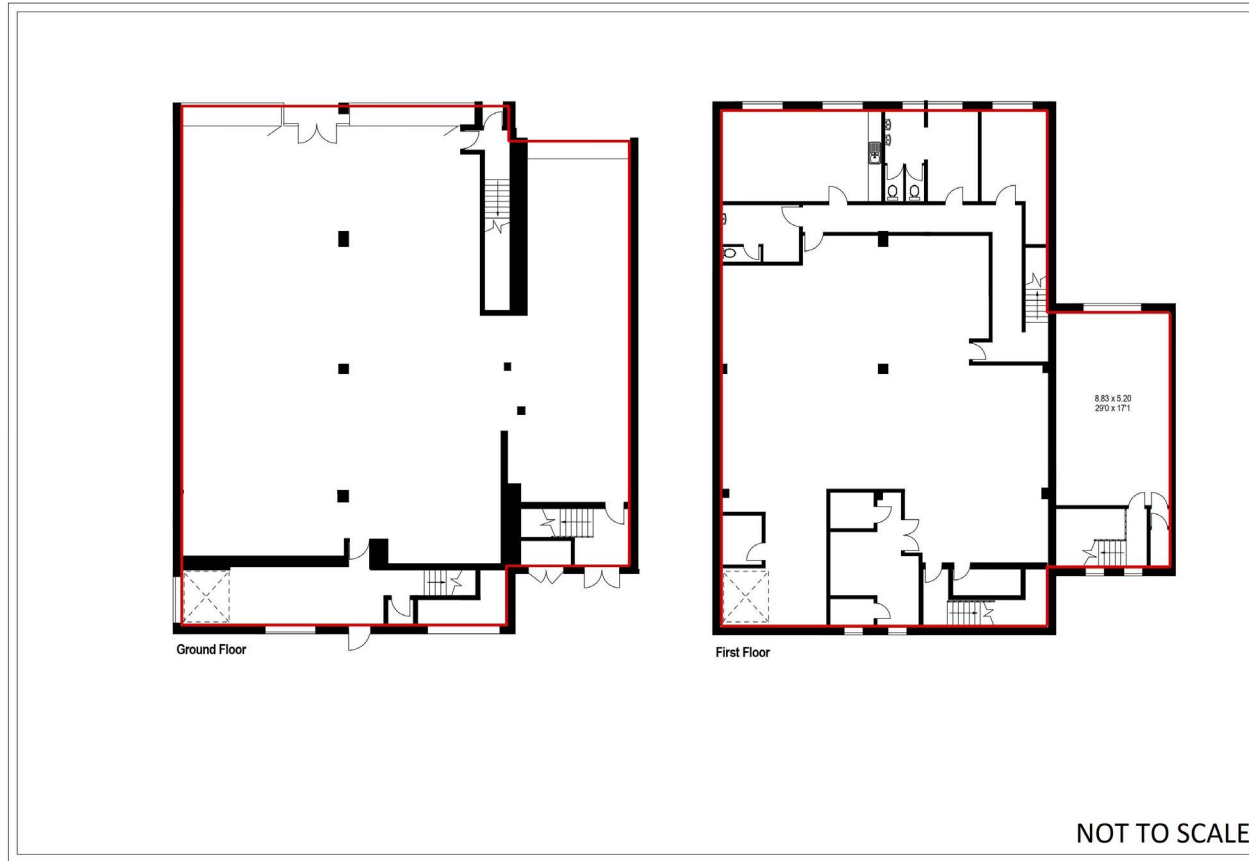


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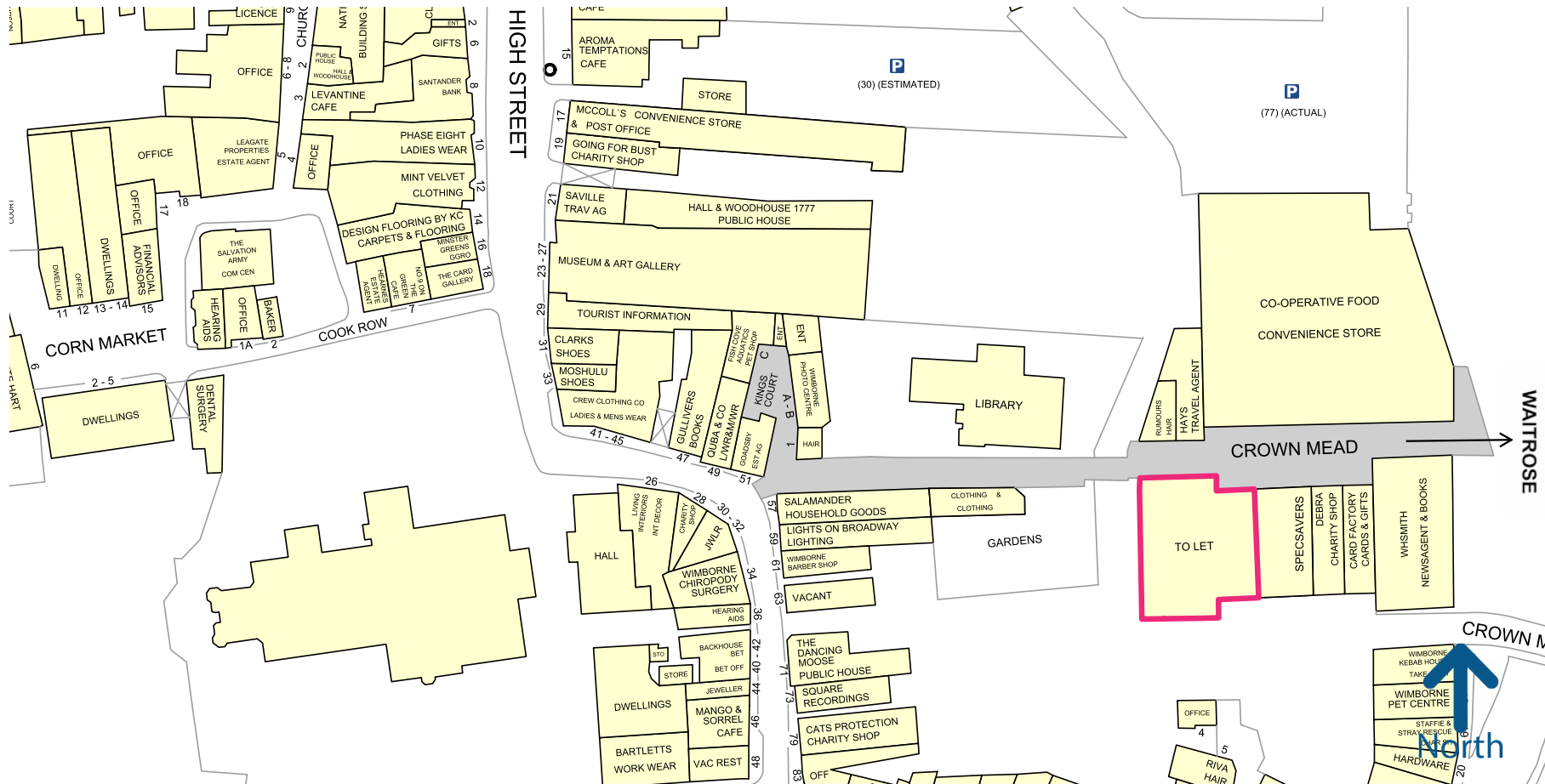


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