



Primmer Olds **BAS**

# FOR SALE

## Newly Refurbished Long Leasehold Office

UNIT 8, 147 WAREHAM ROAD, CORFE MULLEN , WIMBORNE, DORSET, BH21 3LA

### KEY FEATURES

- Newly Refurbished Office Accommodation in Sought After Location
- Net Internal Area 424 Sq. Ft. (39.42 Sq. M.)
- Two Car-Parking Spaces at Rear
- 125 Year Long Leasehold
- Vacant Possession
- Offers Invited In The Region Of £110,000 (Subject to Contract)



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



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

# UNIT 8, 147 WAREHAM ROAD

## LOCATION & DESCRIPTION

The large village of Corfe Mullen (population 10,042- 2021 estimate Dorset County Council) adjoins the residential district of Broadstone approximately 4 miles north of Poole town centre and two miles south west of Wimborne Minster.

The premises fall within an established parade of shops fronting the busy Wareham Road at its junction with Albert Road.

A Co-op convenience store is located close by and other occupiers within the parade include a hairdresser, gift shop, estate agents, and Chinese hot food takeaway.

This office space has been newly refurbished and has yet to be occupied, benefitting from three skylights bringing in natural light throughout the office space, LED downlighting, eight double sockets and fire alarm system.

The office is self-contained with it's own kitchenette and WC facilities and also benefits from two parking spaces situated within the rear car park immediately behind the building.

## ACCOMMODATION

Floor Areas	Ft / Sq Ft	M / Sq M
Internal Width	11' 4"	3.46 M
Internal Depth	37' 5"	11.40 M
Kitchenette		
WC		
Two Car Parking Spaces		
<b>Net Internal Area</b>	<b>424 Sq. Ft.</b>	<b>39.44 Sq. M.</b>

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

## TERMS

Offers invited in the region of £110,000 for the residual interest of the newly extended 120 year long leasehold.

## 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.

## RATES

Rateable Value                      To Be Reassessed

Current rateable value for Unit 7-8 £9,300, therefore we expect Unit 8 to be less than this amount but can provide no assurances of this.

Source - voa.gov.uk

The 2024/2025 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.

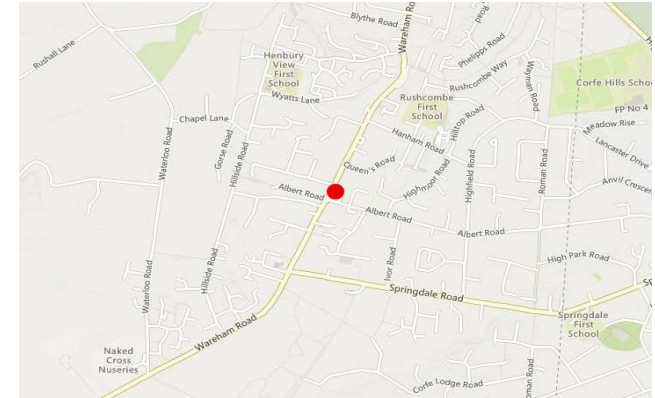
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating                              B (44)

## 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.



**VIEWING & FURTHER INFORMATION: CALL 01202 887 555**

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



**Ben Simpkin**  
Head of Agency  
bsimpkin@primmeroldsbas.co.uk  
07871 373 069



**Dominic Street**  
Commercial Negotiator  
dstreet@primmeroldsbas.co.uk  
07443 277 559



**Clare Julian**  
Surveying Executive  
cjulyan@primmeroldsbas.co.uk  
01202 887 555



UNIT 8, 147 WAREHAM ROAD



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



**Ben Simpkin**  
Head of Agency  
bsimpkin@primmeroldsbas.co.uk  
07871 373 069



**Dominic Street**  
Commercial Negotiator  
dstreet@primmeroldsbas.co.uk  
07443 277 559

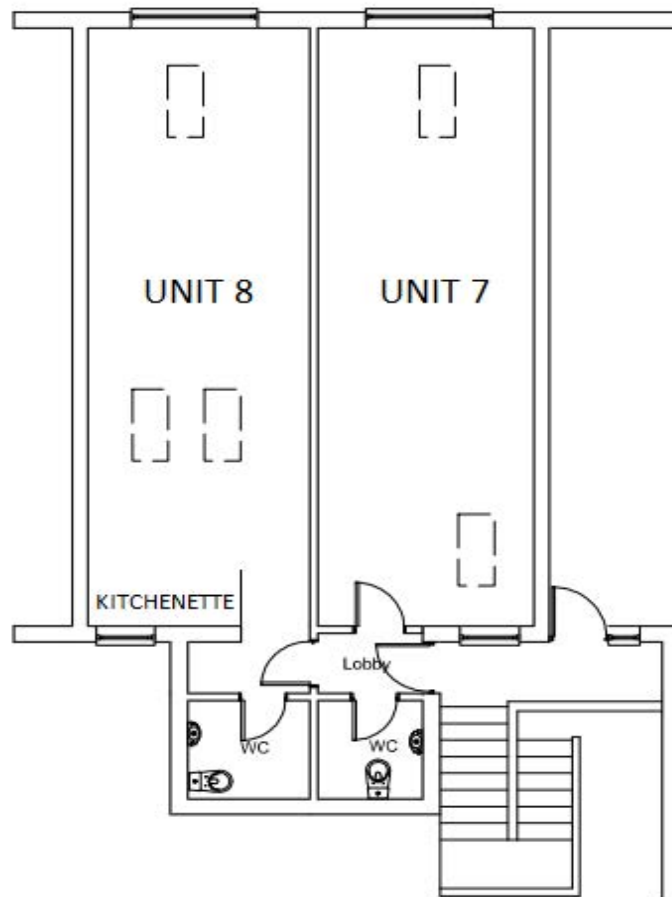


**Clare Julian**  
Surveying Executive  
cjulyan@primmeroldsbas.co.uk  
01202 887 555

.....

## UNIT 8, 147 WAREHAM ROAD

.....



**VIEWING & FURTHER INFORMATION: CALL 01202 887 555**



**Ben Simpkin**  
Head of Agency  
bsimpkin@primmeroldsbas.co.uk  
07871 373 069



**Dominic Street**  
Commercial Negotiator  
dstreet@primmeroldsbas.co.uk  
07443 277 559



**Clare Julyan**  
Surveying Executive  
cjulyan@primmeroldsbas.co.uk  
01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.