



Primmer Olds **BAS**

# FOR SALE

## Unique Freehold Opportunity Overlooking Wimborne Minster

7 COOK ROW, WIMBORNE, DORSET BH21 1LB

### KEY FEATURES

- Tenanted Freehold Investment in Envidable Town Centre Location
- Current Passing Rent of £24,000 per annum subject to RPI increase in September 2024.
- Alcohol Premises Licence 9AM to 11PM Monday to Sunday
- Total Net Internal Area: 1054 Sq. Ft. (97.89 Sq. M.)
- Offers invited in the region of £445,000.



Primmer Olds B-A-S  
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Enquiries: Call us on 01202 887 555



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

# 7 COOK ROW

## 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 restaurants, cafes and bar.

Waitrose operates a town centre supermarket and other major names represented include Fat Face, Rohan, Crew Clothing, Seasalt, Moshulu, Wetherspoons and Phase Eight together with a good selection of independent retailers and service providers.

7 Cook Row is an excellent town centre trading location just off the High Street and facing the Minster and Minster Green.

## DESCRIPTION

This Grade II listed building is believed to date back to 1590 and is said to have been the oldest hostelry in the town.

The premises is well presented throughout and provides for customer seating over ground and first floor in addition to a good sized commercial kitchen at first floor level plus loft space.

The ground floor provides approximately 39 covers while the first floor provides approximately 17 covers.

The interior benefits from flag stone floors, exposed wooden beams and other period features.

The premises is currently occupied by 'Number 9 On The Green', a well-known Café locally with two locations in close proximity within Wimborne Town Centre.

[Click here to view their Tripadvisor page](#)

## ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Seating Area	500	46.47
Food Prep/Wash Up Area	76	7
Customer WC		
First Floor	Sq Ft	Sq M
Seating Area	188	17.47
Kitchen	290	26.95
<b>Total Internal Area</b>	<b>1,054</b>	<b>97.89</b>

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

## TERMS

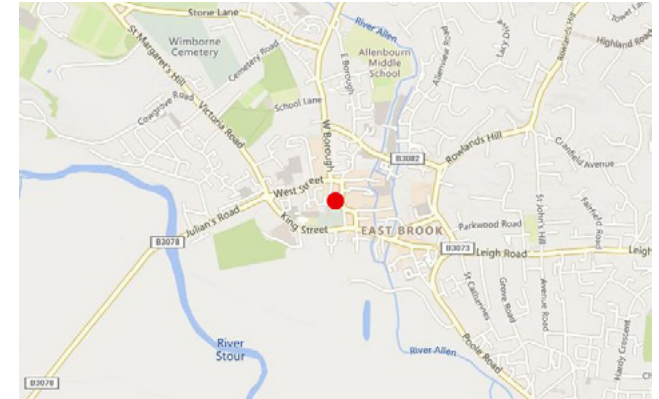
Offers invited in the region of £445,000 for the freehold interest subject to the subsisting tenancy.

## TENANCY DETAILS

The property is let by way of a full repairing and insuring lease (FRI) to No 9 on the Green Limited and guaranteed by Jenkins & Sons Restaurant Limited expiring 30th November 2031 at a passing rent of £24,000 per annum, exclusive.

The lease is subject to upward only RPI linked rent reviews on 1st September 2024, 2027 and 2030. There are tenant only breaks on 1st September 2024 (passed), 2027 and 2030.

It is assumed as of 1st September 2024 based on current RPI projections that the reviewed rent should be approximately £30,500 per annum, exclusive.



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

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## PREMISES LICENCE

Premises Licence - EDPL0192

Opening Hours: Monday to Sunday – 9AM to 11PM

The sale by retail of alcohol for consumption ON and OFF the premises: Monday to Sunday – 9AM to 11PM

## EPC

Asset Rating C (54)

## RATES

Rateable Value £23,500

Source – voa.gov.uk

## 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.

## 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.



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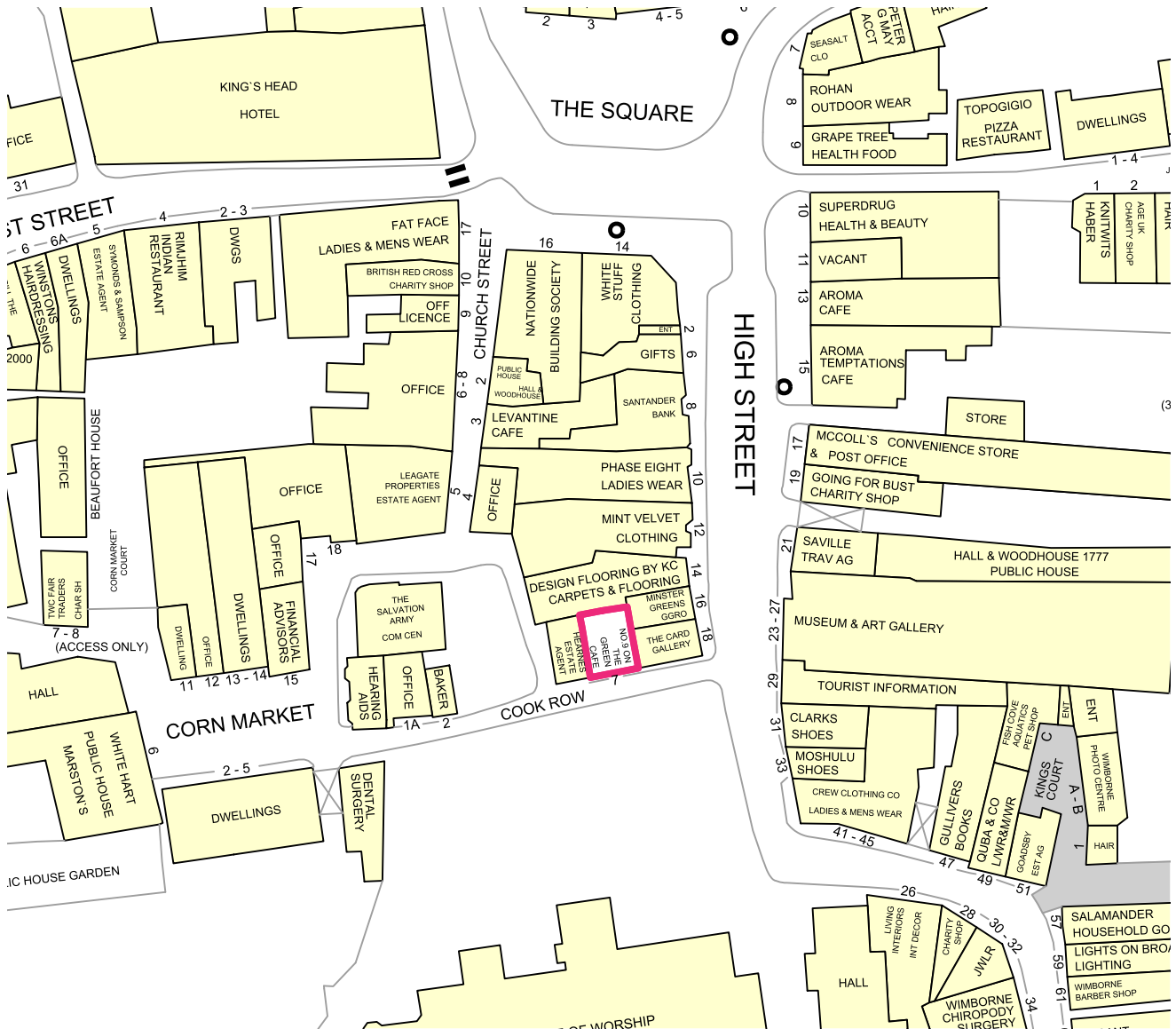


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