



Primmer Olds **BAS**

# FOR SALE

## Mixed-Use Freehold Investment in Town Centre Location

25-26 EAST STREET, WIMBORNE, DORSET BH21 1DU

### KEY FEATURES

- Freehold
- Current Income Receivable - £46,000 per annum
- Estimated Rental Value – Approximately £65,000 per annum
- Total Net Internal Area – 7149 Sq. Ft. (664.40 Sq. M.) Approx.
- Price equates low capital value at £111.90 per square foot.
- Rare opportunity to acquire substantial building in Wimborne Town Centre
- Seeking offers in the region of £800,000 (SPV Purchase)



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# 25-26 EAST 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 Wetherspoons and Piazza Lounge.

Both Waitrose and Co-op have supermarkets in the town and other major retailers represented include Fat Face, Mint Velvet, Rohan, Crew Clothing, Superdrug, WH Smith, Specsavers, Seasalt, Moshulu and Phase Eight.

The premises occupy an excellent trading location within the town centre being prominently located at the junction of Poole Road and East Street each of which offer shopper's car parks within close proximity.

The premises also benefit from roadside parking (subject to daytime restrictions) within a few yards.

## DESCRIPTION

The ground floor is tenanted by 'The Mobility Shop' and comprises a good-sized corner shop which is linked to a spacious warehouse benefitting from retail frontage. The warehouse also features a mezzanine floor and good loading facilities via a roller shutter door.

The warehouse has been stud partitioned to form a second, spacious and well fitted retail unit within it.

As such the premises, as currently configured, offer excellent retail and storage facilities together with a stockroom, office, staffroom, kitchenette and WC.

The first floor is tenanted by Rawlins Davy Reeves (Formerly Jacob and Reeves), benefits from two ground floor entrances and a large reception area with five separate office rooms, kitchenette and small store room.

## TENANCY DETAILS

**25-26 East Street** – Is let to Baron Medical Limited trading as 'The Mobility Shop' by way of an effectively full repairing and insuring lease granted for a term of two years from 12th October 2023, expiring 11th October 2025. The lease benefits from a personal directors' guarantee.

The current passing rent is £30,000 per annum, exclusive payable monthly in advance. The lease is contracted outside of the Landlord and Tenant Act 1954 Part II.

**Estimated rental value - Approximately £49,000 Per Annum.**

**25 East Street** – Is let to private individuals trading as Rawlins Davy Reeves (formerly Jacob and Reeves) by way of an internal repairing and insuring lease granted for a term of 6 years from 1st September 2009 (holding over).

The current passing rent is £16,000 per annum, exclusive payable monthly in advance.

**Total current income: £46,000 per annum, exclusive.**

**Potential reversionary income: Approximately £65,000 per annum.**

## TERMS

Offers invited in the region of £800,000 subject to contract.

It is proposed there is a sale of the share capital of the owning company 'Dollowsays Hardware Limited' by way of a share transfer.

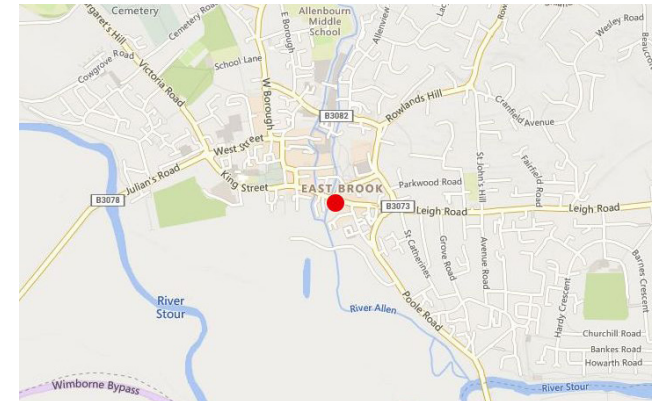
Stamp Duty Savings -

Estimated Stamp Duty Reserve Tax Payable of £4,000.

A traditional purchase would incur a Stamp Duty Land Tax cost of £29,500.

A purchase through share transfer will save approximately £25,500 on Stamp Duty.

VAT is not applicable on this purchase.



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

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# 25-26 EAST STREET

## ACCOMMODATION

25-26 East Street Retail and Warehouse		
Gross Frontage	113' 6"	34.60 m
Retail Frontage	94' 8"	28.86 m
Corner Shop/Showroom		
Internal Width (max)	23' 10"	7.26 m
Shop Depth (max)	59' 1"	18.01 m
Net Sales Area	1,240 Sq. Ft.	115 Sq. M.
Storeroom	135 Sq. Ft.	12.55 Sq. M.
Office	38 Sq. Ft.	3.53 Sq. M.
Staffroom	47 Sq. Ft.	4.37 Sq. M.
Kitchen	24 Sq. Ft.	2.23 Sq. M.
Cloakroom with WC		
Warehouse		
Ground Floor	3,070 Sq. Ft.	285 Sq. M.
Incorporating stud partitioned retail unit of 1,024 Sq. Ft (95 Sq. m.)		
Mezzanine Floor	1,552 Sq. Ft.	144 Sq. M.
NET UESABLE AREA		
Ground Floor	4,544 Sq. Ft.	423 Sq. M.
Mezzanine	1,552 Sq. Ft.	144 Sq. M.
Total	6,106 Sq. Ft.	567 Sq. M. Approx
Outside: Small enclosed Yard		

25 East Street First Floor Offices		
Reception	278 Sq. Ft.	25.84 Sq. M.
Office 1	139 Sq. Ft.	12.93 Sq. M.
Office 2	165 Sq. Ft.	15.31 Sq. M.
Office 3	86 Sq. Ft.	8.02 Sq. M.
Office 4	204 Sq. Ft.	18.96 Sq. M.
Office 5	134 Sq. Ft.	12.47 Sq. M.
Store	37 Sq. Ft.	3.41 Sq. M.
Kitchenette		
WC		
<b>Net Internal Area</b>	<b>1,043 Sq. Ft.</b>	<b>96.94 Sq. M.</b>
<b>Combined Total Net Internal Area: 7,149 Sq. Ft. (664.40 Sq.M.) Approx.</b>		

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

## 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 - Ground Floor (25-26)	£58,500
- First Floor (25)	£12,250

Source – voa.gov.uk

## EPC

Asset Rating - Ground Floor (25-26)	D78
- First Floor (25)	E123

## 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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