



# FOR SALE

## FREEHOLD INVESTMENT

DETACHED BUSINESS PREMISES SITUATED IN THE HEART  
OF ONE OF POOLE'S PRINCIPAL TRADE LOCATIONS

50A WILLIS WAY POOLE, DORSET BH15 3SY

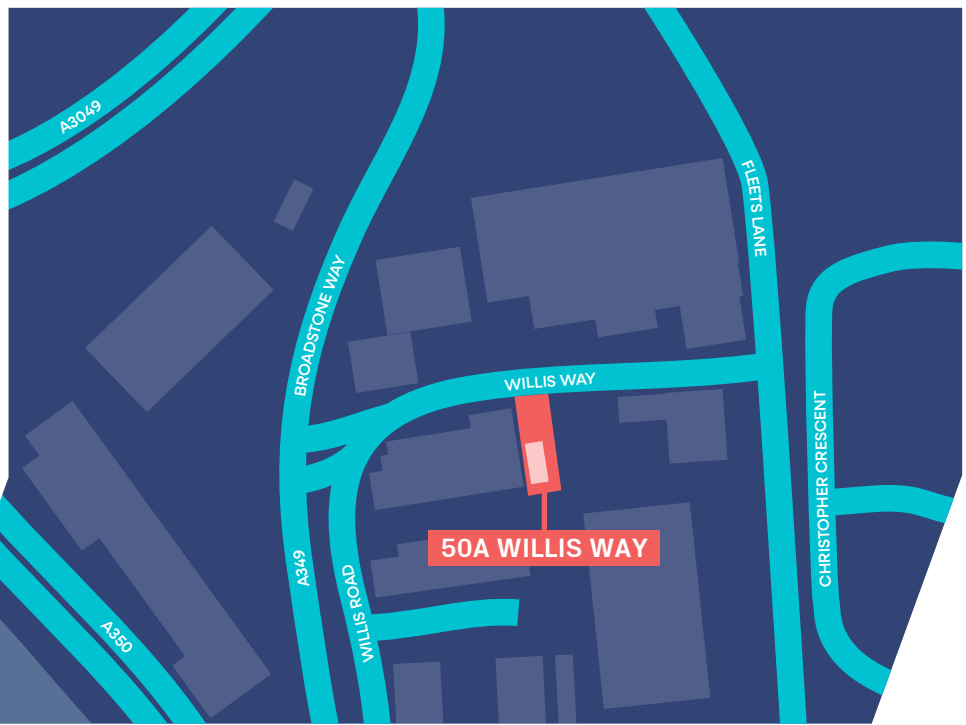




# SUMMARY

- Detached business premises
- Gross internal area of approximately 3,256 sq ft plus 481 sq ft mezzanine
- Strong trading location surrounded by a multitude of local, regional and national operators
- Low site coverage of 29%
- Freehold
- Currently not elected for VAT
- Currently split into two letting modules
- Projected annual rental when fully let - **£35,200 per annum** exclusive

**PRICE: £495,000** Which reflects a reversionary gross yield of **7.11%** on the basis the premises are fully let.



**SITUATED IN ONE OF POOLE'S BEST TRADING LOCATIONS SURROUNDED BY A MULTITUDE OF LOCAL, REGIONAL AND NATIONAL OCCUPIERS (RADIUS OF 500M)**

- Willis Way has almost direct access to the A350 Holes Bay Relief Road via Broadstone Way
- The A350 provides excellent communications towards Dorchester and beyond via the A35
- Willis Way also connects to Fleets Lane which joins the main Fleetsbridge Interchange with communications north-eastwards to the A31 via the A349/A348

**Currys**  **PC World** **YMCA**



**NEXT** **Dreams** **COSTA**  
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## DESCRIPTION/FLOOR AREAS

These detached premises are of brick outer, blockwork inner wall construction with steel cladding to the upper elevations and a pitched steel roof.

The premises have potential to be let to one occupier in the future, but are currently split into the following two modules:

### Ground floor, Forecourt Parking and Rear Yard/Loading Area

Currently let to Wessex Spas Ltd

- Ground floor showroom/storage area
- 4 No separate personnel doors
- Sectional up and over loading door to the rear measuring approximately 3.11m wide x 4.58m high
- Mezzanine
- Kitchenette
- 3 carpeted offices
- 2 cloakrooms
- 4 allocated car-parking spaces upon the forecourt
- Rear yard/loading area

#### Total gross internal area of this element:

Ground floor	207 sq m // 2,229 sq ft
Mezzanine	45 sq m // 481 sq ft

### First Floor Self-contained Office Suite with Forecourt Parking

Currently vacant

- 4 carpeted offices
- Kitchenette
- Cloakroom
- Shower
- 4 allocated car-parking spaces upon the forecourt

#### Total gross internal area of this element:

Ground floor lobby	11 sq m // 113 sq ft
First floor	85 sq m // 914 sq ft

#### Total gross internal area of the whole unit: 303 sq m // 3,256 sq ft

Plus mezzanine	45 sq m // 481 sq ft
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# TENANCIES/PROJECTED RENTAL INCOME

## Ground floor, Forecourt Parking and Rear Yard/Loading Area

<b>Tenant</b>	Wessex Spas Ltd
<b>Term</b>	10 years from 12 November 2019
<b>Repairing Obligation/ Buildings Insurance</b>	a. Internal – tenant directly responsible, subject to a schedule of condition b. External – tenant to contribute based on a fair proportion c. Buildings insurance – tenant to contribute based on a fair proportion
<b>Security of Tenure</b>	The lease includes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended
<b>Tenant's Option to Break</b>	12 November 2025 and 12 November 2028, subject to serving at least 6 months prior written notice
<b>Rent Reviews</b>	12 November 2025, 12 November 2028 and the penultimate date of the term
<b>Current Passing Rent</b>	£25,200 per annum exclusive of all outgoings

## Vacant First Floor Office Suite

In our opinion, we anticipate the rental income for this element to be £10,000 per annum exclusive.

Please note that this is for guidance purposes only and this figure should not be regarded as a formal valuation, nor should it be used for any mortgage, financial or security purpose. Interested parties are advised to seek their own independent advice.







## TENURE

Freehold.

## PRICE

**£495,000**

We have been informed by our client that the premises are currently not elected for VAT.

## EPC RATING

D - 86

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## FURTHER INFORMATION/VIEWINGS

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



James Edwards  
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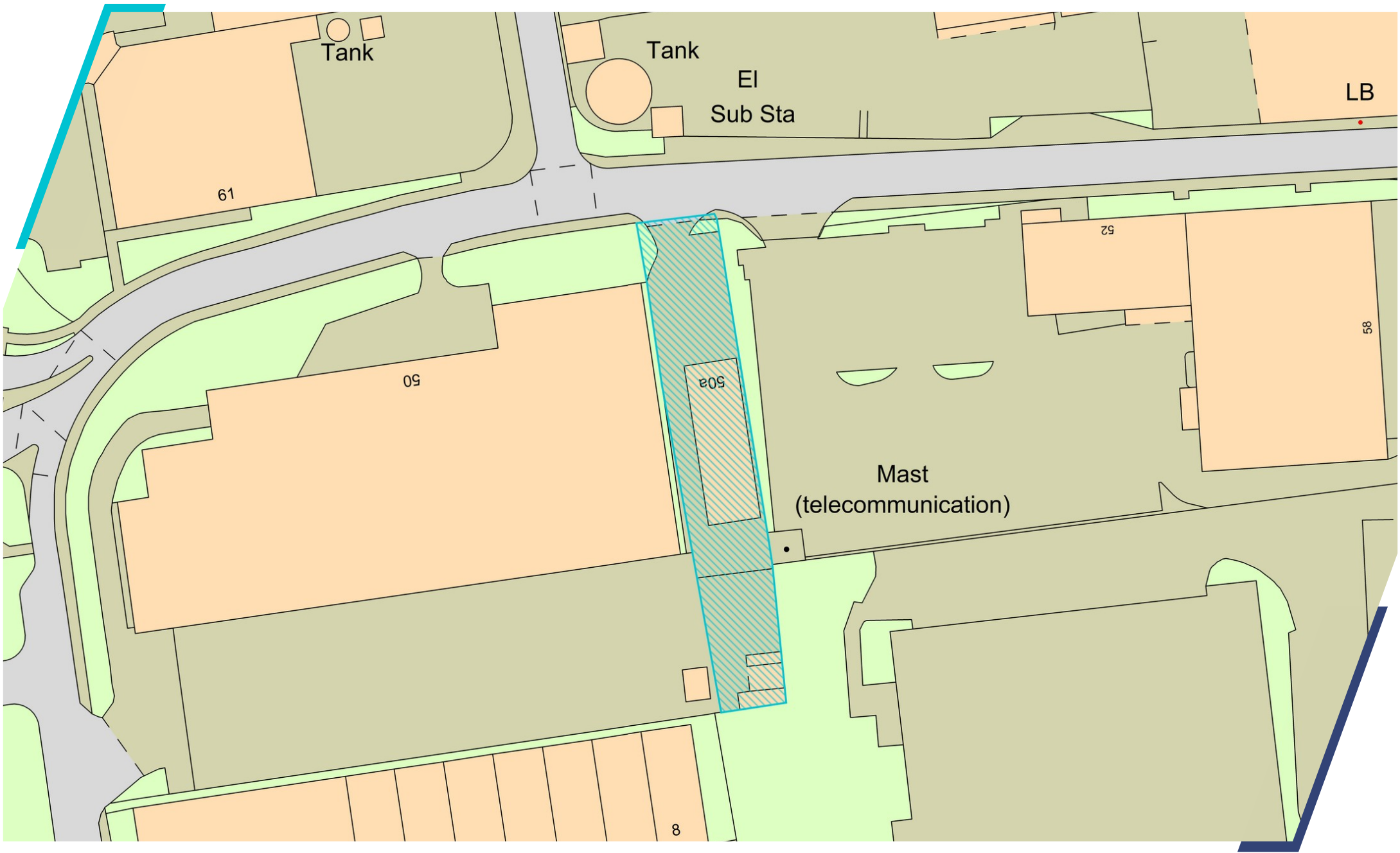
Grant Cormack  
[grant.cormack@goadsby.com](mailto:grant.cormack@goadsby.com) // 07776 217453

### IDENTIFICATION

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

**50A WILLIS WAY POOLE, DORSET BH15 3SY**



**SITE AREA: APPROX. 0.262 ACRES**

DO NOT SCALE - ILLUSTRATION ONLY

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