



# Freehold For Sale

Three Storey Mixed  
Use **Investment** In  
**Prominent** Grade II  
Listed Building

**10 West Street**  
(Incorporating 1B and 1C Mill Lane)  
Wareham, Dorset  
BH20 4JX



## Summary

- Grade II listed building
- Arranged over three storeys
- Ground floor retail unit – tenant in occupation for over 25 years
- 1 x 1 bedroom first floor flat
- 1 x 1 bedroom first and second floor maisonette

## Proposal

Total current rental income:  
**£30,820 per annum exclusive**

Quoting Price:  
**£392,500**



Picture taken prior to lettings



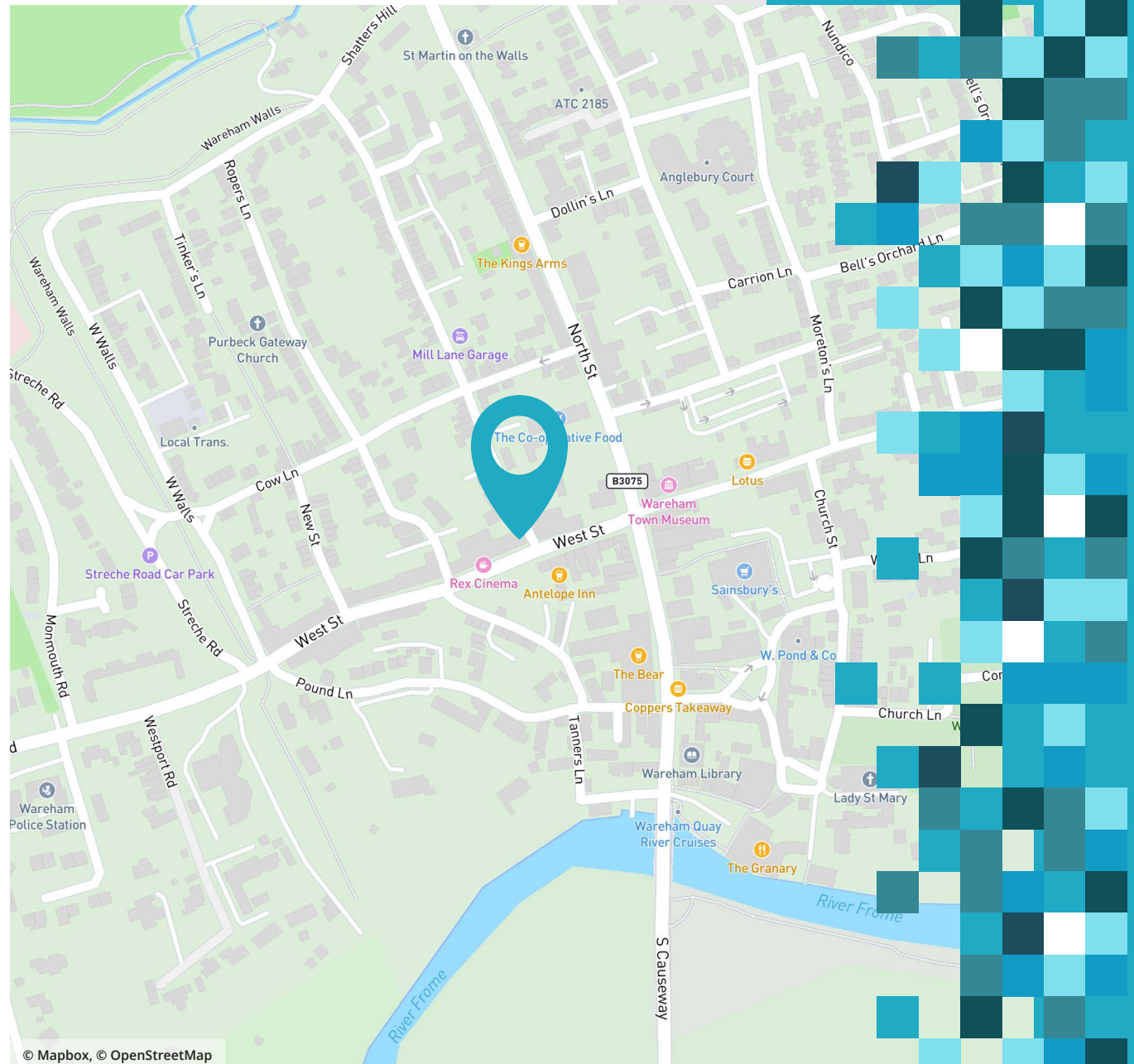
# Wareham

Wareham is an attractive historic market town situated on the River Frome. Poole and Bournemouth town centres are approximately 9.5 and 15 miles to the east respectively and Dorchester and Weymouth town centres are approximately 22 and 19 miles to the west respectively.

## Situation

The premises occupy a prominent position on West Street approximately 80m from the cross road with North Street and South Street.

There is a vibrant mix of occupiers trading within the vicinity including national retailers, independent shops, public houses, restaurants, financial service providers and offices.



# Accommodation

The premises are Grade II listed and arranged over three storeys. The ground floor retail unit comprises of an open plan sales area, office, small store, tea point and male and female cloakrooms. The approximate net internal areas are as follows:

Sales area	35 sq m (378 sq ft)
Office	13 sq m (145 sq ft)
Store/tea point	5 sq m (63 sq ft)

The residential accommodation is accessed from Mill Lane and is arranged as follows:

## 1B Mill Lane

1 Bedroom First Floor Flat

- 1 double bedroom
- Open living area with kitchen
- Bathroom suite with bath and shower
- Gas central heating

## 1C Mill Lane

First & Second Floor 1 Bedroom Maisonette

### First Floor

- Lounge
- Kitchen

### Second Floor

- 1 Double Bedroom
- Bathroom suite with bath and



# Tenancies

Accommodation	Tenant	Lease Details	Rent (per annum exclusive)
10 West Street Ground Floor Retail	Goadsby & Harding (Residential) Ltd	<ul style="list-style-type: none"><li>Full repairing and insuring lease granted 7th June 2024, for a term of 8 years, expiring 6th June 2032</li><li>Upward only open market rent review on 7th June 2029 as well as a tenant break clause, subject to 3 months written notice</li></ul>	£11,500
1B Mill Lane	Private individual	Fixed term AST up to and including 11 June 2025 Deposit of £807.69 held	£8,760
1C Mill Lane	Private individual	Fixed term AST up to and including 6 February 2026 Deposit of £980.76 held	£10,560
			<b>Total Rent: £30,820</b>





## Tenure

Freehold.

## Proposal

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## EPC Ratings

10 West Street	C - 59
1B Mill Lane	C - 74
1C Mill Lane	D - 56

## Legal Costs

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

## VAT

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

## Viewings

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



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07801 734797

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.

