

Wimborne

Unit 5, 6 and 7

Victory Close

Woolsbridge Industrial Estate

Dorset

BH21 6SX

- **Virtual Freehold Industrial Investment**
- Comprising a total of 608.30 sq m (6,548 sq ft)
- Located on a well established industrial estate
- To be offered as three separate lots
- VAT is not applicable
- Total Current Rents Reserved
£38,750 pa



Tenure

Leasehold. Each held for a term of 999 years from September 1987 (thus having some 969 years unexpired) at a ground rent of £1 per annum.

Location

Wimborne is an attractive Dorset town, some 10 miles north-west of Bournemouth and 30 miles west of Southampton. It is located north of the A31 and A338, which provide links to London and the south coast. The properties are situated on the Woolsbridge Industrial Estate, some 5 miles to the east of Wimborne. The estate is approximately 2.5 miles north of the A31/A338 junction.

Description

The properties are arranged on ground floor to provide three industrial units and benefit from car parking to the front. Units 6 and 7 benefit from mezzanine levels and Unit 7 has a self-contained yard.

VAT

VAT is not applicable to this lot.

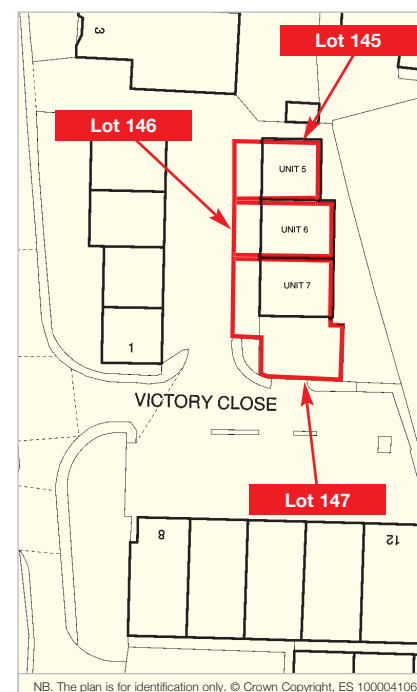
Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
145	Unit 5	Air Liquide (Homecare) Ltd	Ground Floor 141.70 sq m (1,525 sq ft)	5 years from 01.03.2017 FR & I	£11,000 p.a.	Reversion 2022
146	Unit 6	Champion Dreams Ltd	Ground Floor 173.00 sq m (1,862 sq ft) Mezzanine Floor 79.80 sq m (859 sq ft) Total 252.80 sq m (2,721 sq ft)	3 years from 29.10.2014 FR & I subject to a photographic schedule of condition	£11,750 p.a.	Reversion 28.10.2017
147	Unit 7	Custom Lunches Ltd	Ground Floor 186.50 sq m (2,008 sq ft) Mezzanine Floor 27.30 sq m (294 sq ft) Total 213.80 sq m (2,302 sq ft)	9 years from 09.04.2009 FR & I	£16,000 p.a.	Reversion 08.04.2018
			Total 608.30 sq m (6,548 sq ft)	Total £38,750 p.a.		



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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