

Wimborne Units 3 & 4 Victory Close and 18 & 23 Liberty Close Woolsbridge Industrial Estate Dorset BH21 6SX

- Freehold and Long Leasehold Industrial Investment
- Comprising a total of 814.65 sq m (8,770 sq ft)
- Located on a well established industrial estate
- To be offered as 3 separate lots
- VAT is not applicable
- Total Current Rents Reserved
£52,500 pa



Unit 23 Liberty Close



Unit 18 Liberty Close



Units 3&4 Victory Close

Tenure

Long Leasehold. Units 3 and 4 are held for a term of 999 years from September 1987 (thus having some 969 years unexpired) at a ground rent of £1 per annum.
Freehold – Units 18 and 23.

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 and mezzanine floors to provide four industrial units (two of which form a double unit) and benefit from car parking to the front.

VAT

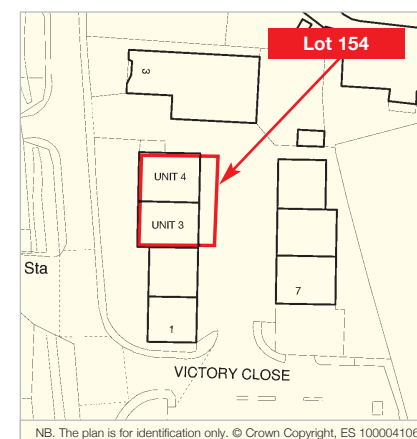
VAT is not applicable to this lot.

Documents

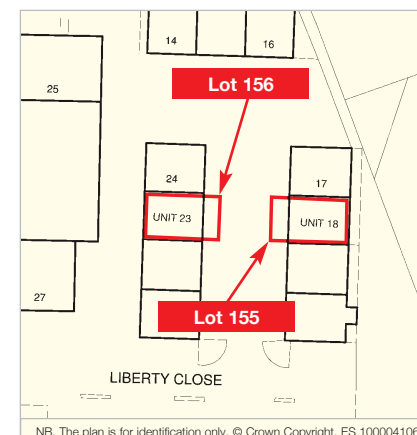
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Ratings please see website.



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Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
154	Units 3 and 4 Victory Close	Regal Amusement Machine Sales Ltd	Ground Floor 348.50 sq m (3,751 sq ft) Mezzanine Floor 29.35 sq m (316 sq ft) Total 377.85 sq m (4,067 sq ft)	5 years from 24.08.2015 FR & I Tenant break option 2018	£25,000 p.a.	Reversion 2020
155	Unit 18 Liberty Close	Evans Graphics Ltd	Ground Floor 177.60 sq m (1,912 sq ft) Mezzanine Floor 52.10 sq m (561 sq ft) Total 229.70 sq m (2,473 sq ft)	3 years from 27.02.2015 FR & I subject to a photographic schedule of condition	£13,000 p.a.	Reversion February 2018
156	Unit 23 Liberty Close	Pinnacle Housing Ltd	Ground Floor 177.50 sq m (1,911 sq ft) Mezzanine Floor 29.60 sq m (319 sq ft) Total 207.10 sq m (2,230 sq ft)	3 years from 09.09.2016 FR & I subject to a photographic schedule of condition	£14,500 p.a.	Reversion 2019
			Total 814.65 sq m (8,770 sq ft)	Total £52,500 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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