

For Sale Commercial / Residential Investment

5 Gordon Road
Wimborne
BH21 2AP

- ❖ Established local parade on main access road into housing estate serving densely populated immediate vicinity.
- ❖ Spar convenience store, hairdressers, 3 bedroom flat let on AST and planning consent for further 2 bed flat.
- ❖ Total income from April '26 - £48,405.53.
- ❖ Flat currently under rented, possibly available vacant possession.
- ❖ For sale Freehold - £650,000



LOCATION

The property occupies a busy local trading location on the main access road (off Leigh Road) to this densely populated housing estate and also serves the Brook Road Industrial Estate. It also benefits from forecourt and on street parking adjacent.

ACCOMMODATION AND LEASES

Shop1

Trading as She Clips Hairdressers
Retail area 473 sq ft
Cloakroom/WC and kitchenette

Let on a full repairing and insuring lease to April 2032 (by way of renewal by reference to existing lease) at a current rent of £8,160 pa rising to £9,616 pax in April 2026 subject to 3 year rent reviews and tenant only break clause in April 2029

Shops 2/3

Retail and storage 1,550 sq ft approx.
Office 170 sq ft

Let to Appleby Westwood Group Ltd (Wessex Retail Ltd) as a Spar Convenience Store on a 15-year full repairing and insuring lease from 13th July 2020 at a current rent of £27,389.53 subject to 5 year RPI linked rent reviews.

Flat

A spacious modern flat with gas central heating and UPVC double glazing throughout.

Comprising well fitted kitchen, lounge/diner with access to roof terrace, 3 double bedrooms, bathroom and separate WC.

Currently let on an Assured Shorthold Tenancy at a rent of £950 pcm (£11,400 pax).

We feel that this is much less than the likely achievable rent in the open market.

The tenant will vacate, if required.

TOTAL INCOME (from April 2026)- £48,405.53.

NB

Planning consent was granted in May 2022 for the erection of a new 2 bedroomed first floor flat to the rear of the property and sewage connected and utilities have been installed but not connected, to activate this consent.

Plan attached. Application No. 3/21/1574.

CIL payment of £11,483.60 required.

PRICE

£650,000 for the Freehold. Interest subject to and with the benefit of the existing leases.

ENERGY PERFORMANCE CERTIFICATES

Flat – Band D Rating (64)
Shop 1 – Band C Rating (68)
Shop 2/3 – Band C Rating (52)

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

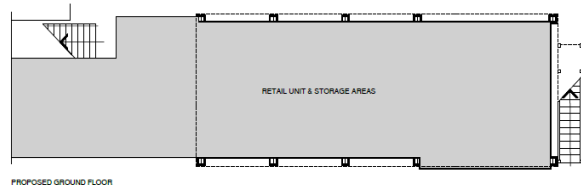
The Code can be viewed [HERE](#)



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



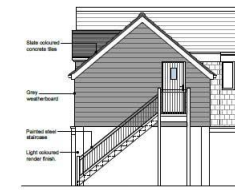
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



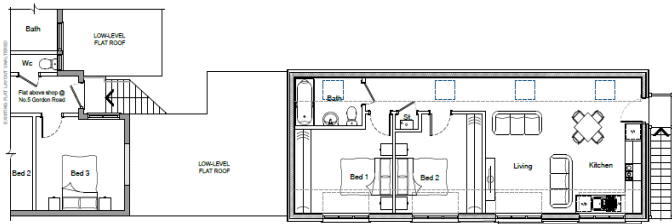
PROPOSED GROUND FLOOR



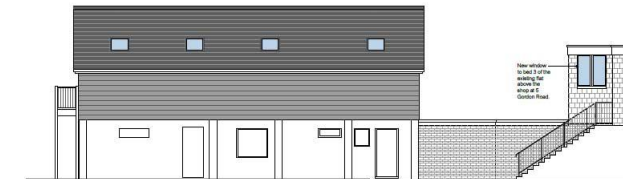
PROPOSED FRONT ELEVATION NORTH



PROPOSED SIDE ELEVATION WEST



PROPOSED FIRST FLOOR





PROPOSED REAR ELEVATION SOUTH



PROPOSED SIDE ELEVATION EAST



Project: R/O COOMBES STORES 5 GORDON ROAD, BH21 2AP		Client: MR R. COOMBES		 2 High Street, Wimborne, Dorset, BH21 1HU t: 01202 900970 e: info@casadesigns.co.uk web: casadesigns.co.uk
Drawn by: MCN Checked by:		Date: 02/11/2020		
Drawing Title: PROPOSED FLOOR & ROOF PLANS				Scale: 1:100 @ A3 Dwg No: 1091/PLAN04 Rev: 1
© Copyright of Case Design Group LLP 2020				

Project: R/O COOMBES STORES 5 GORDON ROAD, BH21 2AP		Client: MR R. COOMBES		 2 High Street, Wimborne, Dorset, BH21 1HU t: 01202 900970 e: info@casadesigns.co.uk web: casadesigns.co.uk
Drawn by: MCN Checked by:		Date: 02/11/2020		
Drawing Title: PROPOSED ELEVATIONS				Scale: 1:100 @ A3 Dwg No: 1091/PLAN02 Rev: 1
© Copyright of Case Design Group LLP 2020				

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.