

FOR SALE

Industrial Investment In Sought After Town

Unit 2-6, Stone Lane Industrial Estate, Wimborne, Dorset, BH21 1HB

Key Features

- Rare industrial opportunity in this attractive market town
- Self-Contained Site, adjacent river
- Future Asset Management / Development Potential
- Mixed Income Stream across four tenancies
- Gross Income £125,900 per annum
- Price equates low capital value at £66.50 per sq ft
- Seeking offers in the region of £1,400,000.



Location

Wimborne Minster is a popular and affluent Dorset market town. The town is situated just off the A31 with excellent road connections to nearby Ferndown, Bournemouth/Poole, and Blandford Forum.

The site is accessed via St Margaret's Hill, B3082 from Blandford or B3078 from Wimborne.

Description

The subject site is a self-contained section of the Stone Lane industrial Estate, which in total extends to circa 4 acres. The site was developed in the 60's and 70's and is understood to have originally been a brickworks.

Units 2, 3, 3a, 4, 5 & 6 are situated at the northern end of the estate road behind a secure gated entrance.

The site has a good level of external space and future asset management opportunities.

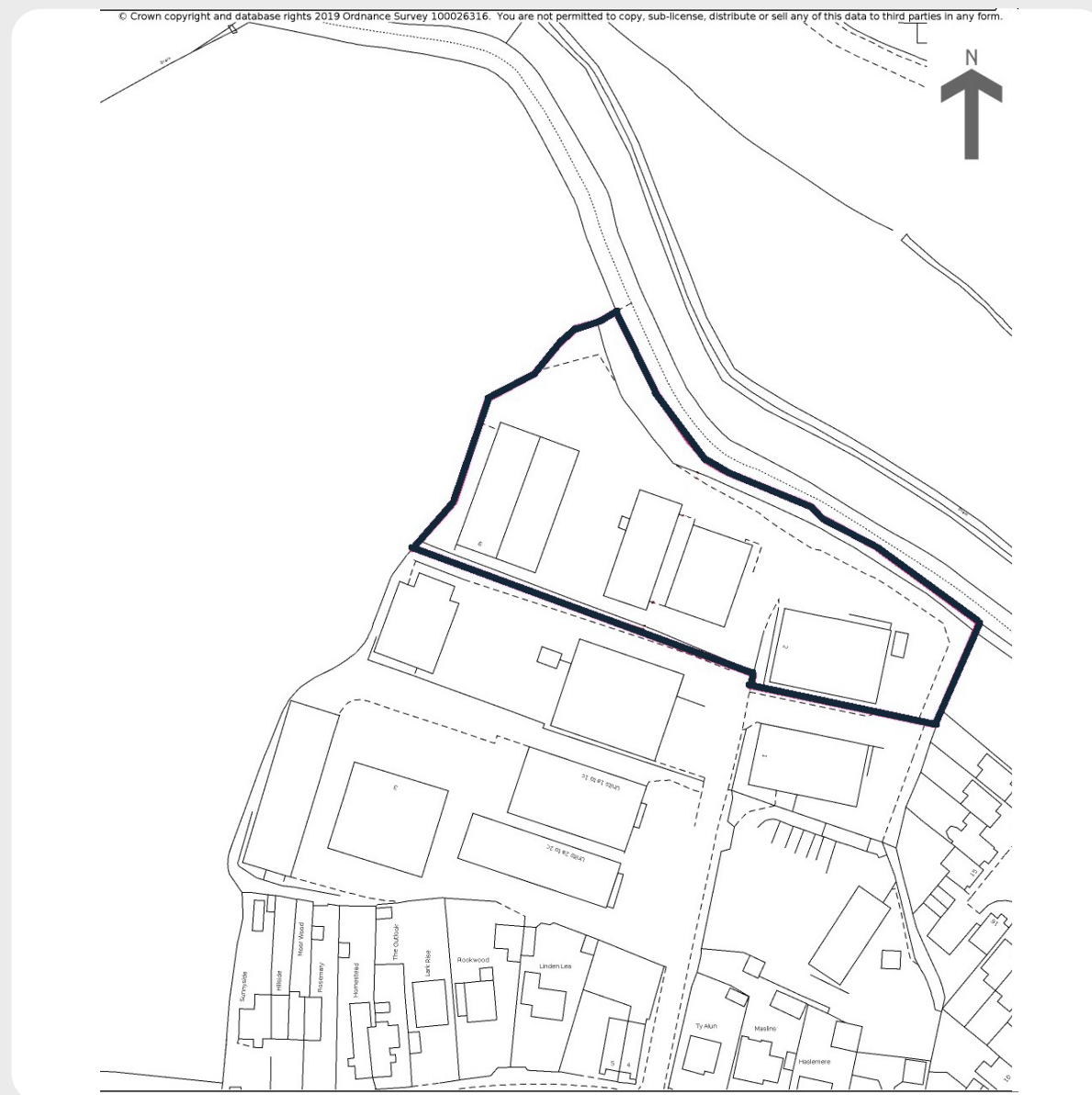
The site extends to circa 1.47 acres.

/// What3words: [continued.lined.radar](https://www.what3words.com/continued.lined.radar)

Estate Management / Service Charge

We are advised the estate charges are levied on an "as and when" basis with no formal service charge on account. We are advised there is a cap on the service charge for unit 4 at £2,500 subject to indexation.

Site Plan



Tenure

The property is held freehold. There are understood to be two separate titles forming the interest to be sold. The current access road is un-registered.

Terms

Seeking offers in the region of £1,400,000, subject to contract and exclusive of VAT, reflecting a gross initial yield of 9% when fully let. A purchase at this level reflects £66.50 per sq.ft (disregarding mezzanines).

VAT

We understand that VAT is not payable on the purchase but advise all parties to make their own enquiries.



Accommodation

Floor Area	Sq Ft	Sq M
Unit 2	5,220	485
Mezzanine	750	70
Office Outbuilding	952	88.47
Detached Garage	200	18.5
Unit 3/3A	3,345	310.84
Unit 4	3,068	285.20
Mezzanine	564	52.43
Unit 5	3,510	326.25
Mezzanine	635	59
Unit 6	4,756	442
Mezzanine	635	59
Total Gross Internal Area	23,635	2,196.69

Where units have mezzanine floors please note that these have part restricted headroom.

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

EPC & Rateable Value

Areas	EPC	Rateable Value
Unit 2	D 99	£26,250
Unit 3	D 86	£6,500
Unit 3a	D 86	£9,700
Unit 4	E 125	£14,500
Unit 5	D 88	£14,500
Unit 6	E 122	£14,750

Lease Terms

Unit 2 – Vacant

Estimated Rental Value £40,000 per annum, exclusive

Units 3/3A

Let by way of a lease to MRF Parts Ltd (Co. No 13319708)

Term 6 years from 9th of February 2024 reserving a current rent of £22,500 per annum.

The lease is excluded from the security of tenure provisions of the LTA 1954, part II.

Open market rent review at 3rd anniversary.

All three directors of MRF Parts Ltd stand as personal guarantors to the lease. A three month rent deposit is held by the Landlord.

Unit 4

Lease renewal yet to be concluded to TG Welding Limited (Co. No 02676155)

Term 6 years from the date of the lease (agreed but yet to be concluded) reserving a

rent of £18,500 per annum. The lease is excluded from the security of tenure provisions of the LTA 1954, part II. The lease is subject to a schedule of condition and a break clause

/ rent review at 3rd anniversary.

Unit 5

Let by way of a lease dated 29th April 2022 to Benchmarque Designs Limited (Co.No. 03603084) and Mr M. P. Batchell.

Term six years from 10th May 2020, expiring 9th May 2026 reserving a current rent of £18,500 per annum, subject to upward only open market rent review May 2023. The lease is excluded from the security of tenure provisions of the LTA 1954, Part II.

The lease provides a mutual break on 10th May 2023 subject to 6 months' notice.

Unit 6

Let by way of a lease dated 10 October 2023 to Mackenzie Motors Limited (Co. No. 11244239).

Term 5 years from 1st September 2023, reserving a current rent of £26,400 per annum. A three month rent deposit is held by the Landlord.. A Mrs Fiona Kusel stands as guarantor.

Total Income reserved £125,900 per annum.

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Unit 2



Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Unit 3 & 3a



Unit 4



Unit 5



Unit 6





Contact Us

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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