

COMMERCIAL INVESTMENT FOR SALE



goadsby

1565 WIMBORNE ROAD
KINSON, BOURNEMOUTH, DORSET, BH10 7AZ

Location

[Location Map](#)

[Streetview](#)

The premises are located approximately 4 miles north of Bournemouth Town Centre fronting the northern side of A341 Wimborne Road within Kinson's central shopping district, adjacent to LLOYDS PHARMACY and close to CO-OP, BATH TRAVEL and CORALS.

The A341 forms part of Bournemouth's main northern arterial route and as such the premises are well placed to benefit from both local and passing trade, being centrally positioned within Bournemouth/Poole/Christchurch conurbation.

Summary

- Prominent Trading Position
- Income - £45,000 pax.
- Large retail premises trading under the Ableworld franchise who are the largest mobility and stairlift retailers in the country.
- Price - £650,000 which reflects a net yield of 6.92% after the deduction of typical purchasers costs of 4.7%



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■ Description

A detached single storey premises with enclosed rear yard and forecourt parking. The property comprises of main sales area together with adjacent storage, kitchen and office and male and female WCs. The property benefits from a suspended tiled ceiling and carpeting throughout the ground floor retail area.

■ Summary of Accommodation

	Sq m	Sq ft
Adjacent storage	37.73	406
Kitchen	7.99	86
Office	7.80	84
Male and female WCs	-	-

■ Net potential sales area

	278	3,000
Internal width	9.2 m	30'2"
Internal depth	30.34 m	99'6"

Forecourt parking for approximately 5 cars.

■ Tenancies

Let to Sylves Mobility Care Ltd for a term of 10 years from 15th May 2017 at a commencing rental of £45,000 per annum exclusive with a rent review upon the 5th anniversary of the term.

Sylves Mobility Care Ltd have lodged a 3 month deposit which is to be held for the term of the lease along with a further £25,000 for the first 2 years of the term and to cover costs other than rent.

Guaranteed by Ableworld (UK) Ltd (Company No. 04048285) for the first 2 years of the term.

■ Tenure ■ Price

Freehold. £650,00 exclusive of VAT.

■ Rateable Value/Council Tax

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £19,750

■ Legal Costs

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

■ EPC Rating

D - 91

■ VAT

We have been informed by our client that the premises are elected for VAT.

■ Viewing

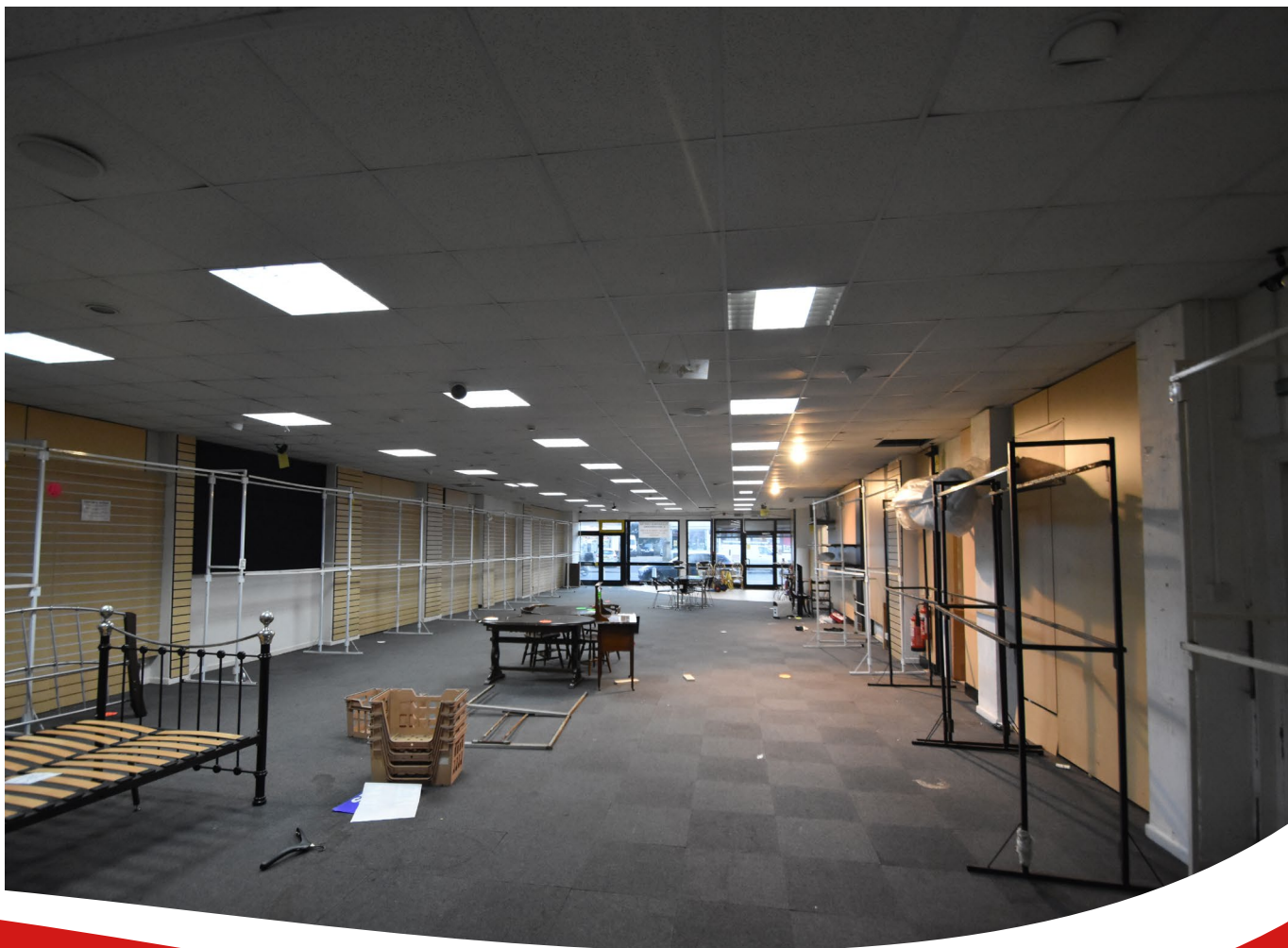
Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



James Edwards
james.edwards@goadsby.com
01202 550 123

Grant Cormack
grant.cormack@goadsby.com
01202 550 135

Edd Watts
edd.watts@goadsby.com
01202 550 123





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.

References - The landlord will require acceptable tenant references and for which Goadsby will make a non-refundable reference charge of £50. This does not form part of a contract nor constitute a deposit and does not guarantee acceptance by the landlord.