

To Let

Town Centre Offices

**1 The Square & 2A West Borough
Wimborne Minster
Dorset
BH21 1JA**



LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth.

The town features a vibrant mixture of local and national retailers and also features a strong foody scene with a number of quality independent restaurants, cafes and bars trading alongside national operators Wetherspoons, Costa & Prezzo.

Both Waitrose and Co-op have supermarkets in the town and other major retailers represented include: Fat Face, Crew Clothing, White Stuff, Superdrug, Edinburgh Woollen Mill, WH Smith, M & Co, Seasalt, Moshulu & Phase Eight.

The premises occupy an excellent trading position in the commercial heart of the town overlooking The Square and also West Borough.

DESCRIPTION

These character offices have been occupied by a firm of solicitors for many years and are now offered to let due to the tenants relocating to larger premises locally.

They form part of this attractive Grade II listed property which comprises two shop units and the offices which are arranged over the first and second floors.

Both the first and second floors provide split level accommodation adding character. Some offices also feature attractive painted timber panelling to the lower walls.

The space will be redecorated prior to reletting.

ACCOMMODATION

The premises have partly restricted headroom in some areas. Our floor areas reflect all space having 5' (1.52m) clear headroom or greater.

The accommodation with approximate areas is follows:

Entrance door fronting West Borough leading to:

Entrance lobby and stairs to

First Floor (split level)

Landing.

Male and Female WC's

Reception + 5 offices: 983 sq ft (91.35 sq m)

Ancillary space: 266 sq ft (24.72 sq m)

comprising storage, kitchenette and walk in cupboard.

Total First Floor: 1,249 sq ft (116 sq m)

Continued.....

tel: 01202 887555 web: www.williscommercial.co.uk

Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Second Floor (split level)

Entrance hall (at first floor level) leading to stairs to:

6 offices totalling: 1,031 sq ft (95.81 sq m)

Ancillary space: 84 sq ft (7.81 sq m)

comprising entrance lobby and kitchenette.

Total Second Floor: 1,115 sq ft (103 sq m)

Total Net Useable Area: 2,364 sq ft (219.70 sq m)

TERMS

The premises are available by way of a new full repairing and insuring lease for term to be agreed at a commencing rent of **£21,000** per annum, exclusive subject to periodic review.

RATES

According to the VOA website the assessment for this property is stated as:

Offices and Premises, Rateable Value: £13,250

The Business Rate multiplier is 49.1p in the £ (Year ending 31st March 2020)

An element of small business rate relief may be available to the ingoing tenants if eligible for same.

For more information, visit:
<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

The in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating E (111).

Full EPC available for viewing on our website.

VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

CONTACT

Patrick Willis – 01202 887555
patrick@williscommercial.co.uk



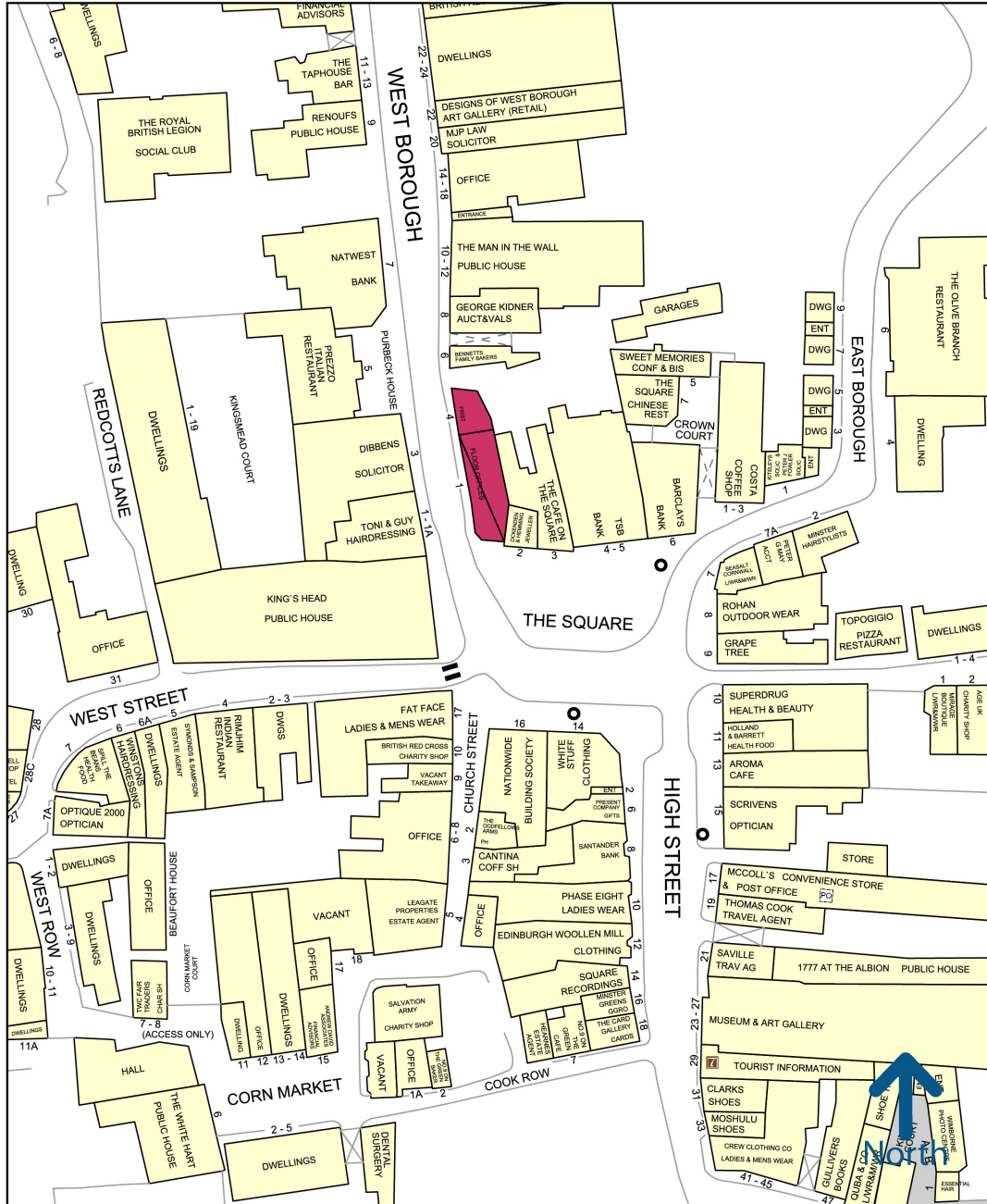
Continued.....



Continued.....



Wimborne Minster



50 metres

Experian Goad Plan Created: 03/04/2019
Created By: Willis Commercial



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011