

Commercial Investment For Sale at 5 North Street Wareham BH20 4AB

- * Town centre location in bustling Purbeck market town
- * Let to Age UK on a 10 year lease from 25/12/2019, no breaks
- * Rent income - £19,000 pax with outstanding rent review
- * Ground floor shop with 30' street frontage
- * Shop – 611 sq ft
Ancillary stores / offices on ground, first and second floors – 1,476 sq ft
- * Rear garden/car parking
- * Development potential (if vacant)
- * Price - £325,000
- * Long leasehold (approx 737 years unexpired)



Reference: SGC/6421

LOCATION

Wareham is situated 8 miles to the west of Poole and 3.5 miles north of Swanage and is considered the Gateway to the natural beauty of the Purbecks. The town has seen good growth in terms of population (currently approx. 6,000) and in commerce / industry.

This Grade II listed property is situated in the very heart of this attractive Purbeck market town established in the 16th Century, opposite One Stop, Boots, the Post Office and adjacent Savers.

ACCOMMODATION

Grade II Listed building

Ground Floor

Shop - 611 sq ft

Ancillary offices / store - 406 sq ft

Cloakroom / WC

Kitchen

First Floor

Offices / Stores – 764 sq ft

Second Floor

Store – 306 sq ft

Outside

Good size garden / yard providing car parking accessed from the rear.



LEASE

The whole building is let to Age UK for a term of 10 years from 25/12/2018 at a current rent of £19,000 pax subject to outstanding rent review from December 2023, no tenant break clause. The lease is held on full repairing and insuring terms.

PRICE

£325,000 – subject to and with the benefit of the occupational lease to Age UK

TENURE

Long leasehold. Approx 737 years unexpired at a peppercorn rent.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band E

The full EPC and recommendations report are available on request.

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.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value - £14,250 (April 2023)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents: -



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245

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.



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