

Lot 1, 2-4 Ringwood Road, Verwood near Ringwood, Dorset BH31 7AQ

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Let to Tesco Stores Limited until July 2032 (no breaks)
- Affluent Bournemouth and Poole suburb
- Well configured convenience store with customer parking
- Site area of Approx. 0.10 Hectares (0.24 Acres)
- Low site coverage of 21%
- Nearby occupiers include Boots, Costa Coffee, Co-op Food and Lloyds Pharmacy.

Lot

1

Auction

16th July 2026

Rent

£33,000 per Annum Exclusive

Status

Available

Sector

Retail, Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles

12 miles north of Bournemouth, 18 miles south-west of Southampton, 95 miles south-west of London

Roads

A31, A338, M27

Rail

Bournemouth Railway Station, Christchurch Railway Station

Air

Bournemouth Airport, Southampton Airport

Situation

Verwood is an affluent and attractive suburb of Bournemouth and Poole. The property is situated in a prominent position on Ringwood Road, directly opposite the popular Verwood Memorial Playground. Nearby occupiers include Boots, Costa Coffee, Co-op Food and Lloyds Pharmacy.

Tenure

Freehold.

EPC

Retail Unit: Band B.

Description

The property, a substantial mixed use modern building comprising a self contained convenience store on the ground floor and 5 self-contained residential flats on the first floor.

The property benefits from a site area of 0.10 Hectares (0.24 Acres) accommodation and a car park.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas sq m | Floor Areas sq ft | Tenant | Term | Rent p.a.x. | Rent Review (Reversion) |
|--|-----------------------------|------------------|-------------------|---|---------------------------|----------------|----------------------------|
| Ground | Convenience Store/Ancillary | 202.70 (1) | (2,181) | TESCO STORES LIMITED (CRN 00519500) (2) | 15 years from 16/07/2017 | £32,000 | 16/07/2027 (15/07/2032) |
| First | Flat 1 | - | - | INDIVIDUAL | 99 years from 07/07/2017 | £200 | 07/07/2042 (06/07/2116) |
| First | Flat 2 | - | - | INDIVIDUAL | 99 years from 12/08/1992 | £200 | 12/08/2042 (11/08/2091) |
| First | Flat 3 | - | - | INDIVIDUAL | 99 years from 12/08/1992 | £200 | 12/08/2042 (11/08/2091) |
| First | Flat 4 | - | - | INDIVIDUAL | 155 years from 12/08/1992 | £200 | 12/08/2042 (11/08/2147) |
| First | Flat 5 | - | - | INDIVIDUAL | 99 years from 12/08/1992 | £200 | 12/08/2042 (11/08/2091) |
| Total Approximate Commercial Floor Area | | 202.70 | (2,181) | | | £33,000 | |

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

(2) For the year ending 22 February 2025, Tesco Stores Limited (CRN 00519500) reported Revenue of £50,837,000,000, Pre-Tax Profits of £1,660,000,000 and Net Assets of £5,126,000,000. (Source: Directors' report and financial statements as published at Companies House 23/06/2026).

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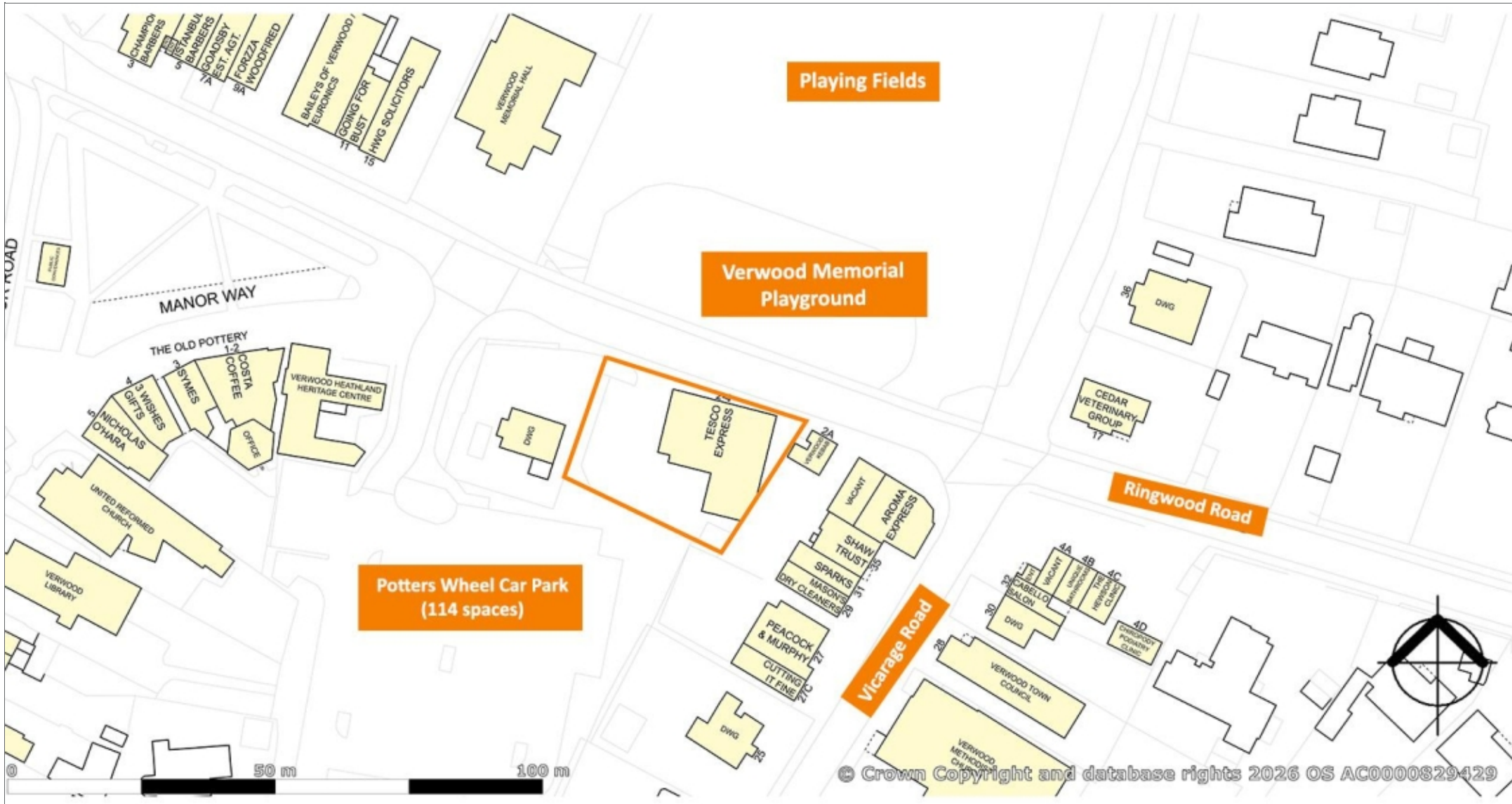
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Contacts

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2024