

## Unit 33, Uddens Trading Estate Wimborne, Dorset BH21 7NL

lot 12

### Freehold Ground Rent Investment

- Let to F.C. Jessopp, T.F. Clifford & M.F. Jessopp
- Lease expires in May 2124 (approximately 108 years unexpired)
- Important rent review outstanding from December 2015 - notice served proposing new rent at £10,350 per annum
- 5 yearly rent reviews to Market Rental Value of the land (1)
- Site area of approximately 0.28 acres

Rent  
£7,000 per  
annum  
exclusive



### Location

Miles: 9 miles north-west of Bournemouth  
30 miles south-west of Southampton  
Roads: A31, A3049, A350  
Air: Bournemouth Airport

### Situation

The property is situated on the strategically located Uddens Trading Estate, which sits a short distance from the A31, a major trunk road connecting with the M27. Uddens Trading Estate adjoins Ferndown Industrial Estate, providing the largest industrial area within the East Dorset locality. Other occupiers on the estate include DPD and Farrow & Ball.

### Description

The property comprises a site of approximately 0.28 acres, upon which has been constructed a warehouse comprising approximately 8,753 sq ft on the ground floor only.

### Tenure

Freehold.

### VAT

VAT is applicable to this property.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Site Area	Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse/Ancillary	0.28 acres	<b>F.C. JESSOPP, T.F. CLIFFORD &amp; M.F. JESSOPP</b> (t/a Farrow & Ball)	125 years from 12/05/1999 on a full repairing and insuring lease until 11/05/2124	£7,000 (£25,000 per acre)	22/12/2015 (1) and five yearly thereafter reviewed to Market Rental Value of the land
<b>Totals</b>		<b>0.28 acres</b>			<b>£7,000</b>	

(1) The December 2015 rent review is outstanding. Notice has been served at £10,350 per annum. Recent rent reviews (November 2014/April 2015) at Units 1-3 Aerial Park and Unit 36 Uddens Trading Estate, were settled (in November 2014 and April 2015) at approximately £30,000 per acre.

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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### Seller's Solicitors:

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