

Unit 36, Uddens Trading Estate Wimborne, Dorset BH21 7NL

lot 22

Freehold Office/Industrial
Ground Rent Investment

- Let to S.Quick Esq
- Lease expires in November 2071 (approximately 55 years unexpired)

- Rent reviews in November 2035 and November 2056 - rent reviewed to Market Value of Land (i)
- Site area of approximately 0.15 acres

Rent
£4,200 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 area of approximately 0.15 acres, upon which has been constructed a warehouse/workshop comprising approximately 2,742 sq ft on the ground and first floors.

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.	Reviews
Ground First	Workshop/Ancillary/Office	0.15 acres	S.QUICK ESQ (t/a Ferndown Auto Centre)	99 years from 27/11/1972 until 26/11/2071 on a full repairing and insuring lease	£4,200	27/11/2035 (i) 27/11/2056 (i) reviewed to Market Rental Value of the land
Totals		0.15 acres			£4,200	

(i) The rent is reviewed to the current market value of the land, excluding the buildings and any other improvements carried out by the tenant - please see lease. Recent rent reviews (November 2014/April 2015) at Units 1-3 Aerial Park and Unit 36 Uddens Trading Estate were completed at approximately £30,000 per acre.

NB: The floor areas stated above are VOA floor areas (www.voa.gov.uk).

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