

## Unit 34, Uddens Trading Estate Wimborne, Dorset, BH21 7NL

lot 50

### Highly Reversionary Freehold Industrial Ground Rent Investment

- Let to C.J. De'ath Investments Limited
- Important reversion on expiry of ground rent lease in March 2026 (Approximately 10 years unexpired)
- Previous rent reviews in ground lease reviewed to Market Rental Value of the Land

- Unit 37 rent review recently completed at a rent equating to approximately £8 p.s.f.
- 4,904 sq ft on site area of approximately 0.25 acres

Rent  
£6,650 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 warehouse building arranged on the ground floor only. The approximate site area is 0.25 acres.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this property.

#### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse/ Ancillary	455.58 sq m	(4,904 sq ft)	<b>C.J. DE'ATH INVESTMENTS LIMITED</b> (t/a Farrow & Ball)	20 years from 01/04/2006 on a full repairing and insuring lease	£6,650 (1)	31/03/2026 (2)
<b>Totals</b>		<b>455.58 sq m</b>	<b>(4,904 sq ft)</b>			<b>£6,650</b>	

- (1) Previous rent reviews in ground lease to Market Rental Value of the Land.  
(2) The ground lease expires in March 2026. A rent review on nearby Unit 37 was recently completed (September 2015) at a rent equating to approximately £8 p.s.f.

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#### Buyer's Legal Report Service:

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