

lot 34

Units 6/7, Uddens Trading Estate
Wimborne, Dorset BH21 7NL

Rent
£15,300 per
annum
exclusive

Freehold Industrial/Warehouse Ground
Rent Investment

- Let to Belmore Estates Limited
- Lease expires in June 2115 (over 98 years unexpired)

- 5 yearly rent reviews to Market Rental Value of the Land
- Site Area of Approximately 0.51 acres
- Established Industrial Estate



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 Farrow & Ball, DPD and Bayquest.

Description

The property comprises a site of approximately 0.51 acres, upon which has been constructed a detached industrial/warehouse building comprising approximately 10,766 sq ft on the ground and first floors. The property has been divided into five separate units. The property benefits from parking for over 20 cars as well as a rear yard for loading.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Site Area	Tenant	Term	Rent p.a.x.	Review
Ground/First	Industrial/Warehouse/Ancillary	0.51 acres	BELMORE ESTATES LIMITED (1) ON ASSIGNMENT FROM ACRELON LIMITED (2)	125 years from 01/07/1990 until 30/06/2115	£15,300 (increased from £13,200 per annum in 2015)	01/07/2020 and five yearly thereafter reviewed to Market Rental Value of the land
Totals		0.51 acres			£15,300	

- (1) For the year ending 30th June 2015, Belmore Estates Limited reported a total net worth of £1,186,958 (Source: Experian Group 06/09/2016). We understand the property has been sublet to five tenants at a total sublet rent of £38,650 per annum.
 (2) For the year ending 30th September 2015, Acrelon Limited reported a net worth of £723,892 (Source: Experian Group 06/09/2016).

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