

# Lot 9

£19,500 per annum exclusive

## 357 Wimborne Road, Winton, Bournemouth, Dorset BH9 2AD

Freehold Retail Investment



Photo Taken February 2020



### Key Details

- Let to MIND (The National Association for Mental Health) until 2025 on a reversionary lease (no breaks)
- Prime retail location on Wimborne Road
- Includes a yard at the rear with parking for three cars
- Neighbouring occupiers include Waitrose, WH Smith, Boots, Greggs, Lidl, Halifax and Poundland

### Location

**Miles:** 5 miles east of Poole  
33 miles south-west of Southampton  
40 miles south-west of Winchester

**Roads:** A338, A31, M27, M3

**Rail:** Bournemouth Train Station

**Air:** Bournemouth Airport, Southampton Airport, Bristol Airport

### Situation

The property is prominently located in a prime retail area on the east side of Wimborne Road, approximately 2 miles north of Bournemouth town centre. Neighbouring occupiers include Waitrose, WH Smith, Boots, Greggs, Lidl, Halifax and Poundland.

### Description

The property comprises ground floor retail accommodation with a former flat on the first floor currently used as storage. The property benefits from a yard at the rear with parking for three cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

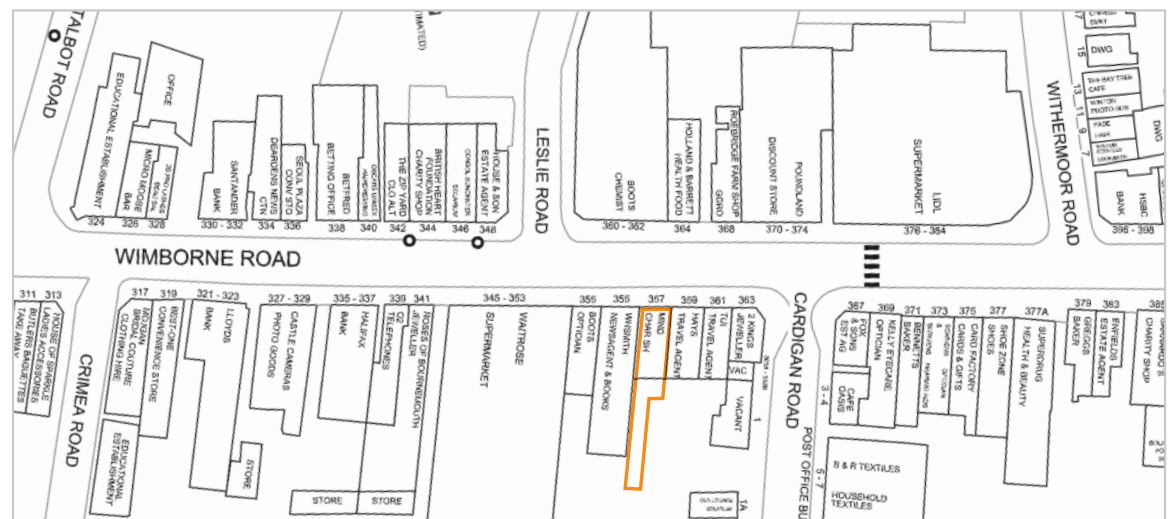
### Energy Performance Certificate

Band C. See legal pack at acutus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	64.4 sq m (693 sq ft)	MIND	5 years from 24/06/2020	£19,500 (2)	23/06/2025
First	Storage	35.30 sq m (380 sq ft)	(THE NATIONAL ASSOCIATION FOR MENTAL HEALTH)	on a reversionary full repairing and insuring lease		
<b>Total</b>		<b>99.70 sq m (1,073 sq ft)</b>			<b>£19,500 (2)</b>	

- (1) For the year ending 31st March 2019, Mind (The National Association for Mental Health) reported a pre-tax profit of £1,315,000 and a total net worth of £19,287,000 (Source: Experian Group 14/02/2020).
- (2) The tenant is currently paying the rent monthly.



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