

UNIT 4-5 THORNE WAY, WOOLSBIDGE INDUSTRIAL ESTATE, THREE LEGGED CROSS, WIMBORNE, DORSET BH21 6FB

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KEY FEATURES

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- Parking for 8 cars when double parked
- Gross Internal Area – 1,550 Sq. Ft. (144 Sq. M.)
- Gas Central Heating with New Boiler
- Overclad Roof with Insulation
- Vacant Possession
- Offers invited in the region of £200,000 for the freehold interest



Primmer Olds B-A-S
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UNIT 4-5 THORNE WAY

LOCATION & DESCRIPTION

The Woolsbridge Industrial Estate is strategically located approximately 3 miles from the junction of the A31/A338 providing access to the Bournemouth/Poole conurbation and the national motorway network via the A31/M27.

The subject premises are well located just off Old Barn Farm Road, being the main estate road.

These semi-detached premises are of brick outer, blockwork inner wall construction under a newly overclad and insulated mono pitched roof with translucent panels.

The premises comprise two interlinking bays, the first of which has been stud partitioned to provide a reception area (with separate entrance door) office/storage and workshop space in addition to which there is a kitchenette and WC.

The second bay comprises an open workshop area and a second WC.

The premises are served by a new electric roller-shutter being 7' 4" (2.23m) wide & 7'10" (2.38m) high, which is coupled with the older roller-shutter on the inside to provide additional security should it be required. The windows/doors have been renewed within the recent years and the property also benefits from a gas boiler which is less than 5 years old.

The property also benefits from a 3-phase electrical supply, security lighting, intruder alarm, LED lighting and parking at the front of the unit for approximately 8 vehicles.

TERMS

Offers Invited in the region of £200,000 for the freehold interest in the property with the benefit of vacant possession.

It is understood that VAT is not applicable to this transaction.

ACCOMMODATION

Floor Areas		
2 x WC		
Kitchenette		
8 Parking Spaces		
Gross Internal Area	1,550 Sq. Ft.	144 Sq. M.

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

It is understood that the property benefits from mixed Class E/BB use however all parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £13,000

Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC Asset Rating - TBC

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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