

Myddelton&Major

FOR SALE



Site 12, Brickfields Business Park,
Gillingham, SP8 4LT

Industrial Ground Rent Investment

0.3 acres (1.2 ha)

Industrial Ground Rent
Investment on Established
Estate



Location

Gillingham is a busy and growing market town situated in North Dorset, midway between Shaftesbury and Sherborne. It lies approximately 4 miles from the A303 and its junction at Mere, linking to Exeter and the West Country and the M3/London. Yeovil 25 miles, Salisbury 29 miles. The town has a population of approximately 11,500 (Source: 2021 Census) and an established local thriving business community where occupiers include Dextra Lighting, Neal's Yard Remedies, Sydenhams.

Gillingham has a main line Railway Station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

Description

The property comprises a site of approximately 0.3 acres. The tenant has constructed a warehouse building of steel frame construction with insulated profile steel cladding to walls and roof and blockwork elevations. It is served by a roller shutter door.

There is a concrete apron providing loading access and parking.

Planning

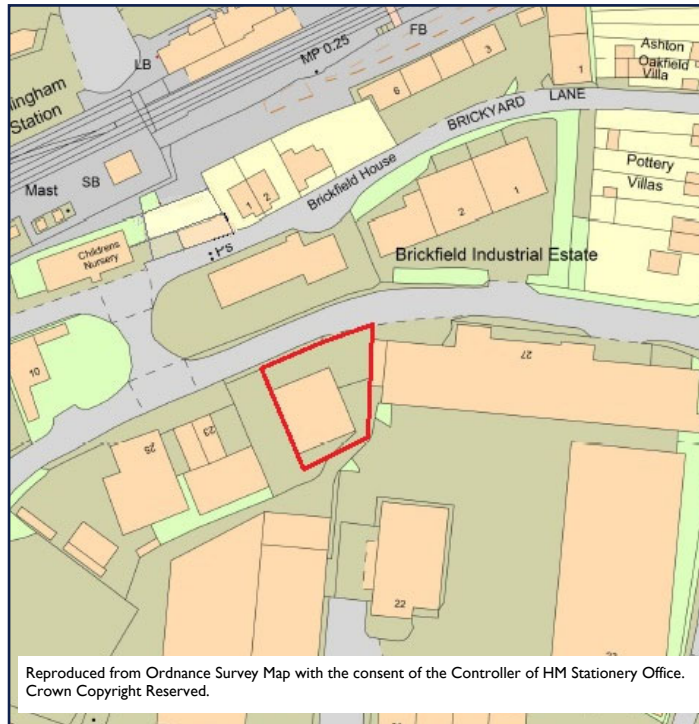
Planning consent was granted in 1999 for the construction of the warehouse building. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council Planning Department, Nordon, Salisbury Road, Blandford, DT11 7LN Tel: 01305 221000.

Accommodation

Site Area	0.3 acres	(0.12 ha)
Warehouse Unit	2963 sq ft	(275.63 sq m)

Tenure

Freehold, subject to existing lease.



The Tenancy

The property is let to South West Packaging Ltd under a lease granted for a term of 99 years with effect from 3 December 1979, subject to 10 yearly upward only rent reviews with effect from 24 June 1979. The passing rent is £3,350 per annum.

Price

£100,000.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

VAT

VAT is not payable on the sale price.

Business Rates

To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

The property has an EPC rating of B47.

Viewing

Strictly by appointment only.

Ref: DS/JW/19396

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.