

KEY FEATURES

- Freehold
- Gross Internal Area – 1,388 Sq. Ft. (129 Sq. M.)
- 5 Allocated Parking Spaces
- 6.6m Internal Eaves Height
- First Floor Mezzanine with stairlift providing disabled access
- Currently let at a rental of £13,950 per annum, exclusive. (Vacant possession may be available)
- Solar Panels, LED Lighting and Air Conditioning



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



UNIT 26 GLENMORE BUSINESS PARK

LOCATION & DESCRIPTION

Blandford Forum is a popular Georgian market town located approximately 20 miles north west of Bournemouth and 25 miles south west of Salisbury.

The unit is located on Glenmore Business Park, a newly developed business park comprising of 34 units in a landscaped setting within Blandford Forum, Dorset.

The unit is steel portal framed with roller shutter door, 6.6 meter internal eaves height and has a versatile mezzanine which could be used as offices/industrial or retail purposes (stp).

The ground floor is said to have a loading capacity of 15 kN/m2, and the unit benefits from mains water, 3-phase electricity and solar panels. The unit also incorporates daylight panels which compliments the unit by facilitating reduced electricity usage throughout the day.

Externally, there 3 parking spaces in front of the unit and 2 parking spaces marked up just a short distance from the unit.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	936	87
First Floor	452	42
Total Internal Area	1,388	129

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

PRICE

£200,000

The property is not elected for VAT

TENURE

Freehold

TENANCY

The property is let to CMM Consultants Ltd at a rental of £13,950 per annum, exclusive on a three year term commencing on 1st October 2023 expiring 30th September 2026. The tenancy benefits from two personal guarantees and a three month rent deposit. The current use is Retail Motorhome Accessories Shop and Storage of Motorhomes.

The tenant has expressed an interest in vacating, therefore the property could be available with vacant possession (subject to contract and without prejudice to existing lease).

TRADING HOURS

The site shall operate between 0800 - 1830 on weekdays and 0900 - 1630 on Saturdays and at no other times. There shall be no operation at any time on Sundays or Bank Holidays.

RATES

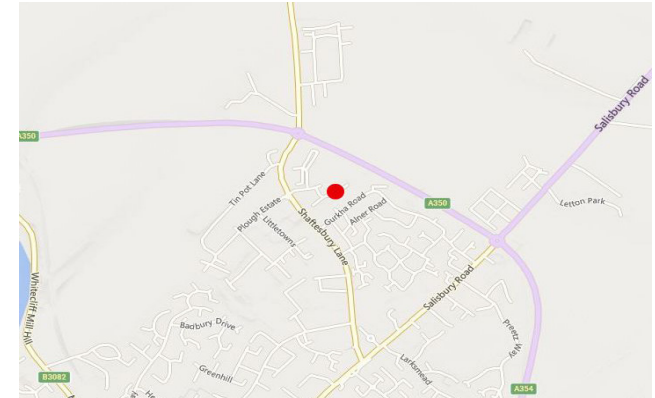
Rateable Value £8,800

Source: <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

EPC Asset Rating

B (28)



IMPORTANT NOTE

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.

PLANNING

We understand the unit has B1 & B8 consent but all parties are advised to make their own enquires of the local authority for confirmation.

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

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Ben Simpkin
Director - Head of Agency (Dorset)
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Dominic Street
Agency Surveyor
dstreet@primmeroldsbas.co.uk
07443 277 559



Clare Julian
Surveying Executive
cjulyan@primmeroldsbas.co.uk
01202 887 555

UNIT 26 GLENMORE BUSINESS PARK



THIS PHOTO FOR VISUAL PURPOSES ONLY ↑



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