

LEASE ASSIGNMENT

Prime Retail Premises in Town Centre

**14 High Street,
Wimborne,
Dorset,
BH21 1HU**

Key Features

- Total Net Internal Area – 969 Sq. Ft. (90 Sq. M.)
- Sought After Location in Busy Town Centre
- Class 'E' Use
- Early Availability
- Available by Way of a Lease Assignment at a Passing Rent of £25,000 per annum, Exclusive



Location & Description

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth. The town features a vibrant mixture of local and national retailers which attracts a large number of tourists and repeat customers.

The Town features a strong foody scene with a number of quality independent restaurants, cafes and bars trading alongside national operators Wetherspoons, Costa, Caffè Nero & Pazzo Lounge. Other major retailers represented include Fat Face, Crew Clothing, White Stuff, Superdrug, T G Jones, Seasalt, Mint Velvet & Phase Eight. Wimborne also plays host to the celebrated Tivoli Theatre and the annual Folk Festival.

The premises are a grade II listed building occupying an excellent trading location within Wimborne's busy high street and was renovated by the current tenant when they took occupation in 2019. The property benefits from LED ceiling lights, air conditioning, extensive sales area, rear kitchenette and rear access from Church Street.

Accommodation

| | | |
|-----------------------|--------------------|------------------|
| Floor Areas | | |
| Gross Frontage | 13' 9" | 4.19 m |
| Net Frontage | 11' 0" | 3.35 m |
| Internal Width | 11' 0" | 3.35 m |
| Widening to | 17' 10" | 5.44 m |
| Shop Depth | 68' 11" | 21.01 m |
| Built Depth | 75' 7" | 23.04 m |
| Net Sales Area | 969 Sq. Ft. | 90 Sq. M. |

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

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What3words: **posting.crackling.probable**

Terms

The premises are available by way of an assignment of an existing lease commencing 12th September 2019, expiring 11th September 2029, at a passing rent of £25,000 per annum, exclusive. The lease is outside the provisions of the Landlord and Tenant Act 1954 Part II.

We understand that VAT is not payable on the rents.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

Rateable Value

Rating - £21,250
Source www.gov.uk/find-business-rates

EPC

Asset Rating C (54)

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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