

TO LET / FOR SALE

Unique Detached Office Building in Sought After Town

MAVA
REAL ESTATE

The Old Bakery, 68B Grove Road, Wimborne, Dorset, BH21 1BW



GET IN TOUCH: 01202 887 555 | www.mavarealestate.co.uk

Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR



Key Features

- Fitted Out To Modern Office Standard
- Perfect for Professional Businesses Such As Accountants/Solicitors/Architects
- Net Internal Area 943 Sq. Ft. (87.59 Sq. M.)
- Available by Way of a New Lease at a Rental of £15,000 per annum, Exclusive
- Offers Invited in the Region of £260,000 for the Freehold with the Benefit of Vacant Possession

Location & Description

The property is situated within an established and affluent residential area of Wimborne, a highly sought-after market town renowned for its charming character, boutique shopping and excellent range of cafés, restaurants and local amenities. The property also benefits from convenient access to the nearby A31, providing strong road connections to Bournemouth, Poole and the wider South Coast.

The subject premises is tucked away neatly within a residential area in Wimborne Minster, the building is detached and set back from Grove Road with it's own private driveway suitable for two vehicles and benefits from a small external courtyard area.

Internally, the property is arranged over two floors and benefits from LED lighting, electric wet central heating, network cabling, fire alarm system and well fitted out kitchenette.

At ground floor there is one partitioned office, separate kitchenette and WC. The first floor enjoys a vaulted ceiling with ample headroom, velux windows also benefits from one partitioned office separate to the main office area.

The office furniture is available by separate negotiation.



Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	447	41.53
First Floor	496	46.06
Total Net Internal Area	943	87.59

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

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £15,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.
or

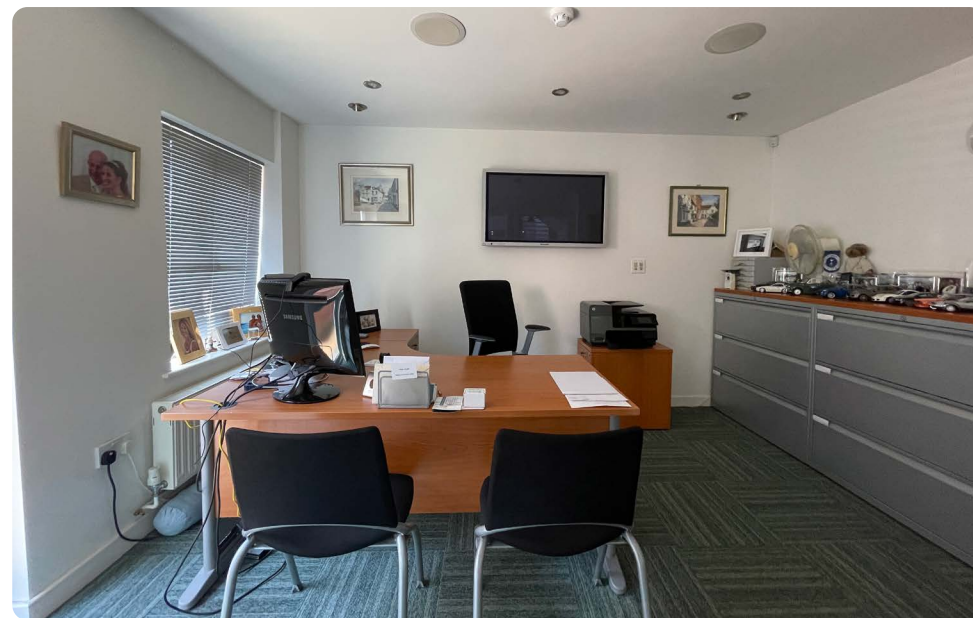
Offers invited in the Region of £260,000 for the freehold with the benefit of vacant possession.

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

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.



EPC

Asset Rating To be assessed

Rateable Value

Rating £12,750
Source www.gov.uk/find-business-rates

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.

Money Laundering

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



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 mis-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.



Contact Us

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

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Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



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