ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

INVESTMENT
FOR SALE

FREEHOLD £855,000

UNITS 1 AND 2, 83 RINGWOOD ROAD, PARKSTONE, POOLE, DORSET, BH14 0RH

KEY FEATURES

- Sale and lease back
- New overriding lease of the whole building at rental income of £65,000 p.a.
- Warehouse and Yoga Studio, secure yard and 12 parking spaces to front
- Gross Internal Area: 8,739 sq.ft. (811 sq.m.)

ARRANGE A VIEWING

bhcommercial@ellis-partners.co.uk
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SITUATION & DESCRIPTION

The property is located in an established industrial estate fronting the busy B3068 Ringwood Road that is one of the main arterial roads into Poole Town Centre. If you continue north on Ringwood Road there are numerous industrial estates and other commercial occupiers along the length of the road. The subject property is located next door to Jewson Builders Merchants, Oasis Home and Garden discount retailer and Oops vehicle Body repair and workshop.

The property comprises a traditional industrial unit of steel portal frame construction. The ground floor comprises a Yoga retail shop at the front and warehouse behind. The warehouse has the benefit of a mezzanine floor over the entire footprint of the warehouse. The Accommodation includes a self contained yoga studio. The Yoga studio is accessed from the front of the building into a ground floor reception area and the first floor mezzanine comprises two yoga studios male and female cloakrooms. Outside there is a secure yard , 12 parking spaces and land that houses 7 shipping containers for the owner occupiers business.

ACCOMMODATION

Yoga shop / Office	33’05” x 19’00” (10.1m x 5.8m)
Warehouse	49’06” x 80’06” (15.1m x 24.5m)
Office	8’06” x 21’03” (2.6m x 6.5m)
Mezzanine floor	49’06” x 80’06” (15.1m x 24.5m)

Yoga Studio
Ground floor reception with stairs leading to first floor
First floor comprises two Yoga studios, male and female changing rooms
17’08” x 59’09” (5.3m x 18.2m)

Gross Internal Area **8,739 sq.ft. (811 sq.m.) Approx**

Outside
Secure Yard to the side of the building (shared with the neighbouring units 3 and 4)
12 parking spaces in front of the building
Additional land that is currently used to house 7 shipping containers for the freeholders business

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EPC RATING -
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PLANNING

The only information available on the council planning portal was for a single storey flat roofed extension to form yoga studio. Granted 27th October 2016.
Planning Application No. APP/16/01365/F

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £31,500

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENANCIES

The Yoga Studio is let on a 5 year lease from 2021 at a rental of £20,000 p.a.

The current owners Lonach Investments Limited (company number 04120687) will be taking a new overriding lease of the whole property for a term of 10 years with a fifth year rent review at a rental of £65,000 p.a The lease will be within the provisions of the Landlord and Tenant Act there will include an option to renew the lease for a further 10 years

Lonach Investments Limited, which trades as YogaStudio, is an ecommerce company that sells sports clothing and equipment but primarily specialising in yoga and Pilates, to both retail and wholesale customers online. Their website is below
yogastudiostore.com

Projected sales for the year ending March 2026 will be £1.7m (excluding VAT) and a Net Profit after tax of £101,000. The latest accounts at Companies House show Shareholders Funds of £628,858

The company has recently secured distributor rights for a USA Brand which is projected to increase turnover by £200,000.

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PRICE

£855,000 subject to and with the benefit of the new lease and rental income of £65,000 p.a.

We are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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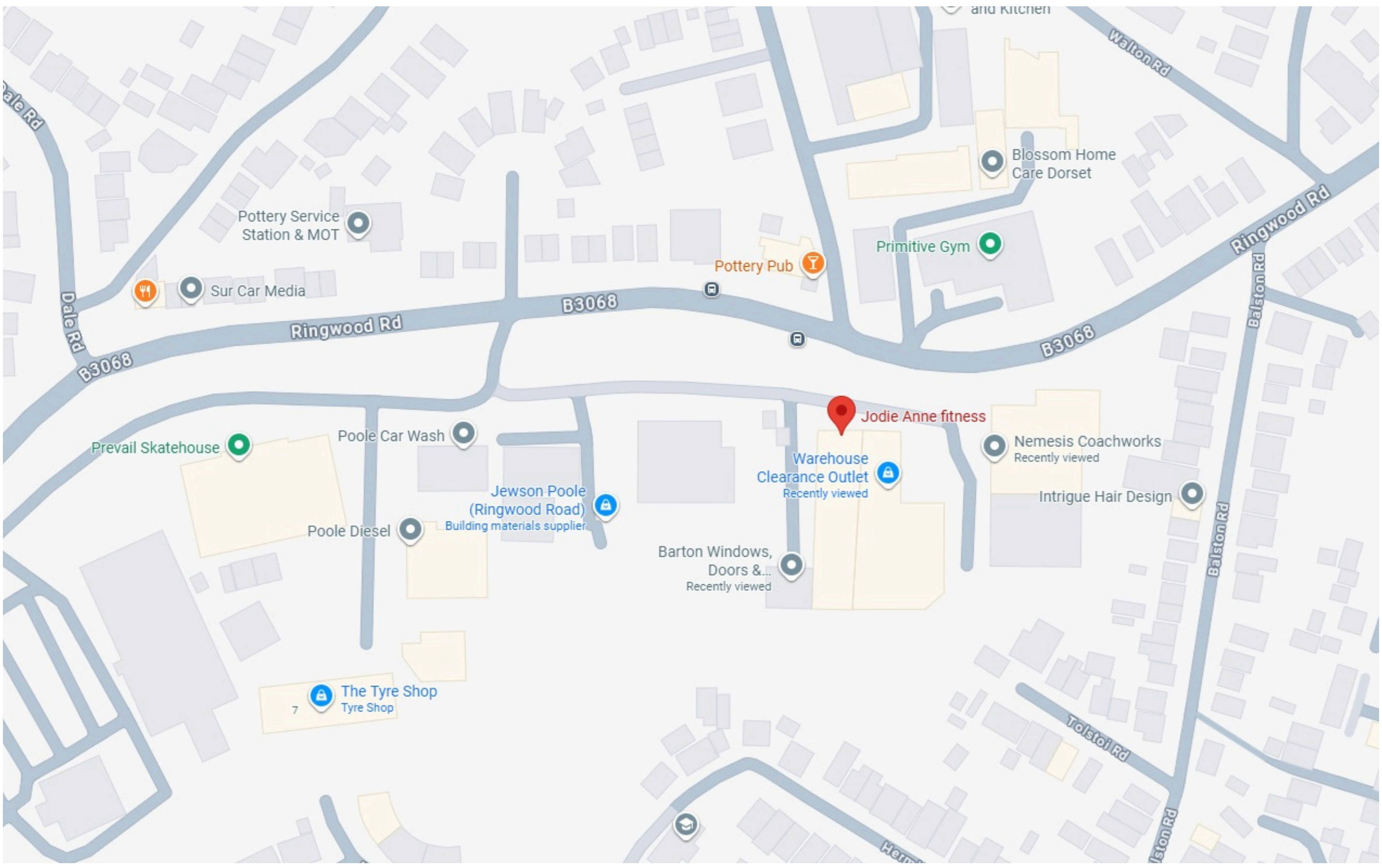
MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

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