



83, High Street, Wimborne, BH21 1HS

To lease, a dual-fronted retail unit over two floors in Wimborne town centre suitable for various uses including cafe.



1069.00 sq ft

- Grade II Listed Building
- Town centre location
- Commercial kitchen

- Dual frontage
 - 2 floors
- Male/Female WC's

£22,000 Per Annum

THE PROPERTY

83 High Street/1 East Street is a Grade II Listed early to mid-19th-century commercial building, typical of the modest Georgian-Victorian retail architecture that characterises much of the town centre. This unit has an open plan layout and there is plenty of natural light. Comprises two floors, commercial kitchen, male and female WC's and ancillary storage.

Constructed in brick with a low-pitched slate roof and brick chimney stacks with a traditional shopfront at ground level.

SITUATION

Situated in the town centre of Wimborne Minster, an attractive and historic market town in East Dorset, widely regarded as one of the area's most desirable commercial and residential centres. Located approximately 5 miles north of Poole and 10 miles north-west of Bournemouth, the town benefits from excellent connectivity to the wider conurbation while retaining a distinctive character and strong local identity.

The town is centred around the iconic Wimborne Minster church, from which it takes its name, and features an attractive mix of historic buildings, independent retailers, cafés and professional services. Its vibrant town centre offers a diverse commercial environment supported by regular markets, events and a steady flow of visitors drawn to the area's heritage and charm.

DIRECTIONS

What3words:///brink.harsh.stammer

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates: RV £17,750

ENERGY PERFORMANCE CERTIFICATE

D (76)

DorCom/JM/06.03.26



01305 261008 ext 5

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly 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 professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



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