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FOR SALE
INDUSTRIAL/WAREHOUSE
INVESTMENT

600 sq ft (56 m²)
Plus 511 sq ft (47m²) mezzanine
Approx gross internal

UNIT 4
REXEL COURT
FRANKS WAY
PARKSTONE
POOLE
BH12 3LN



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS
Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

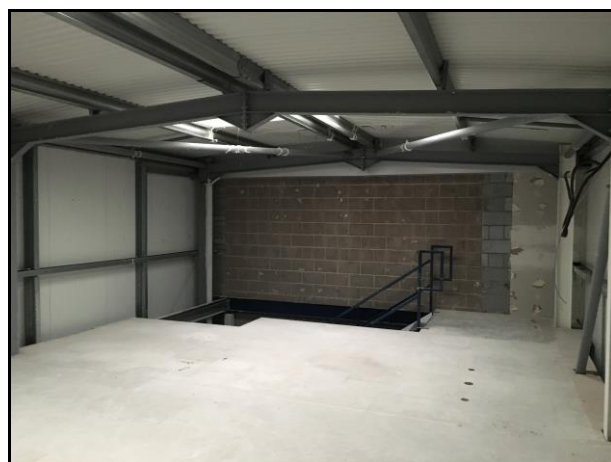
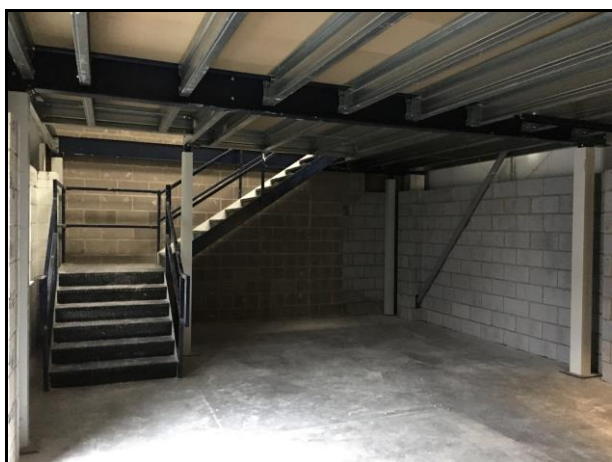
Location

The property forms part of a small modern development of industrial/warehouse units fronting Franks Way which is approached from Ringwood Road (B3068) via Albion Close which is the main access road for Newtown Business Park. The Ringwood Road (A348/B3068) is a main route providing a link to Poole town centre and also via the A31 to the national motorway network.

Description

The property is currently arranged with a mezzanine floor over the whole ground floor area. The building is constructed of brick/block lower elevations with cladding above and a steel portal frame supporting a pitched roof. Features include:-

- ❖ Separate personnel door
- ❖ WC facility
- ❖ Sectional up and over loading door
- ❖ Concrete ground floor
- ❖ The previous occupier installed a mezzanine floor which provides an open plan area. We have no confirmation that this floor has any necessary relevant statutory consents.
- ❖ 1 car parking space



Photos taken in March 2017 prior to letting

Accommodation

Ground floor – factory/warehouse, wc
Mezzanine
Total Area

600 sq ft	55.7 sq m
<u>511 sq ft</u>	<u>47.5 sq m</u>
<u>1111 sq ft</u>	<u>103.2 sq m</u>

Measured on a gross internal basis

Tenancy

The property is let to Bamboo Landscapes Ltd on a 6 year lease from 17th March 2017 expiring 16 March 2023.

The lease contains provisions for a rent review on 17th March 2020. There is a tenant only break clause at the end of the 3rd year subject to 6 months notice.

The current passing rent is:

Years 1 and 2 £8,000 per annum exclusive,
Year 3 £8,350 per annum exclusive.

The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

There is a rent deposit of £2,000 plus VAT ie £2,400 held by the landlord.

Tenure

We have been informed by our client that the premises are held on a freehold basis.

Price

£125,000 plus VAT subject to the existing occupational lease.

VAT

We have been informed by our client that the premises are currently elected for VAT. We anticipate the sale being dealt with by way of a transfer as a going concern (TOGC).

Rates

The District Valuer's website provides the following information:-

Rateable Value - £9,300 (April 2017)

Source: www.voa.gov.uk

Service Charge

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Legal Costs

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

Disclaimer

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

Property Misdescription Act and Misrepresentation Act: These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Nettleship Sawyer cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and the prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. No employee of Nettleship Sawyer has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. Rents or prices quoted in these particulars may in addition be subject to VAT. Nettleship Sawyer will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Viewing

Strictly by appointment through the Sole Agents:-

Nettleship Sawyer
FAO: Steven Tomkins
e-mail: stevet@nettsawyer.co.uk
01202 556491

IDENTIFICATION

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

Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

