

Units 11A-J, Hybris Business Park, Crossways, Dorchester, DT2 8BF

Industrial/Warehouse Investment

Freehold For Sale

Current Income £34,400 per annum

Net Initial Yield 6.91% net



LOCATION

Crossways is well situated between the towns of Dorchester (7 miles), Wareham (14 miles) and Weymouth (8 miles). To the east lies the regional centre of Poole/Bournemouth (18 miles). There is a mainline railway station at Moreton (1 mile), Weymouth to Waterloo service.

SITUATION

Hybris Business Park is situated on the B3390, which connects to the A35 (5 miles), providing the principal road communications to the West and to the East via the A31 and thereafter M27/M3 Motorway to London.

DESCRIPTION

The property comprises a terrace of modern business units of steel frame construction with insulated profile steel cladding to walls and roof, arranged as 9 units around a courtyard providing allocated car parking. Each unit has an up and over shutter door and fitted cloakroom. The units have a minimum eaves height of 9' 10" (3 m), maximum height 13' 7" (4.14 m).

ACCOMMODATION & TENANCIES

See attached schedule.

TENURE

Freehold, subject to existing leases. The property is let on standardised leases to a range of local tenants. All the leases are on full repairing and insuring terms.

PRICE

£475,000, equating to a net initial yield of 6.91% after purchaser's costs of 4.75%.

VAT

Price subject to VAT. This transaction may be treated as a TOGC.

BUSINESS RATES

Each unit has an individual Rateable Value.

SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

The units have planning consent for B1 and B8 uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to West Dorset District Council, Station House, 58-60 High Street, Dorchester, DT1 1UZ. Tel: 01305 251010.

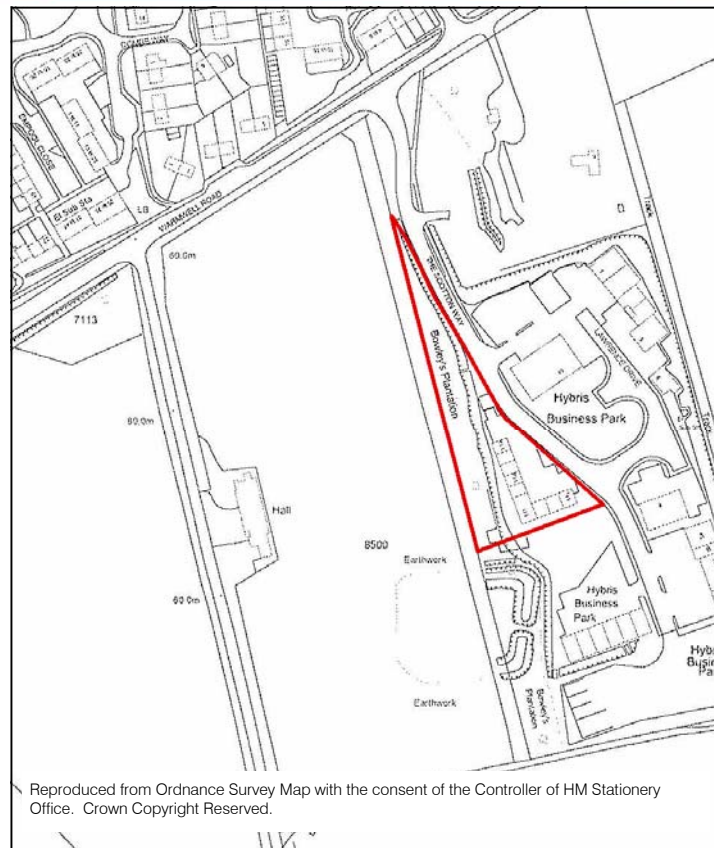
ENERGY PERFORMANCE

To be arranged.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/16213-11Inv



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

Tenancy Schedule

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Unit No	Floor Area	Tenant	Lease Terms	Lease Start	Rent £ per annum	Comments/ Breaks
A	497 sq ft	J Symonds	3 yr lease.	29/09/2015	£3,250 (£6.54)	Expiry 28/09/18.
B	476 sq ft	Carpet Specialist Steve Lucas Ltd	6 yr lease with 3rd year review.	29/09/2015	£3,250 (£6.83)	Tenant's break 3 yr. Expiry 28/09/18.
C	476 sq ft	121 Food Services Ltd	6 yr lease with 3rd year review.	29/09/2015	£3,000 (£6.30)	Tenant's break 3rd year. Expiry 28/09/20.
D	476 sq ft	Ultrasound Design Ltd	6 yr lease, 3rd year review.	29/09/2015	£3,100 (£6.51)	Tenant's break 3rd year. Expiry 28/09/20.
E	476 sq ft	Manna Kitchens Ltd	5 yr lease. 3rd year Review.	21/11/2014	£3000 (£6.30)	Tenant's break at Yrs 1 & 3. Expiry 20/11/19.
F	1,164 sq ft	Manna Kitchens Ltd	5 yr lease. 3rd year review.	21/11/2014	£7500 (£6.44)	Tenant's break only 3rd year. Expiry 20/11/19.
G	577 sq ft	Central Southern Security Ltd	6 year lease. 3rd year review	29/09/2015	£3,750 (£6.50)	Tenant's break 3rd year. Expiry 28/09/21.
H	581 sq ft	Burn Technology Ltd	6 yr lease.	29/09/2015	£3800 (£6.54)	Tenant's break 3rd year. Expiry 28/09/20.
J	594 sq ft	A McDonald t/a Oil Heating Services	3 yr lease from 1 Feb 2009		£3750 (£6.31)	Tenant holding over.
	4869 sq ft				£34,400.00	