

INDUSTRIAL INVESTMENT FOR SALE

215 HAYMOOR ROAD, POOLE BH15 3NT



**sibbett
gregory**

- Let to Plumbstop Ltd
- 15 year lease from July 2010
- Passing rent £26,500 pax
- Offers in the region of, or in excess of £450,000 exclusive



LOCATION

The property is located on Haymoor Road, accessed from Ringwood Road (B3068) which provides excellent transport links within and beyond the conurbation. The property is set within an industrial location with mixed uses including; retail warehouses, storage and trade counter operators.

THE PROPERTY

The property is constructed by means of a steel frame with brick and part rendered elevations under a dual pitch roof. A two-storey office section with brick and rendered elevations provides a personnel entrance, WC's, kitchen and offices.

The premises provide the following specification:

- Suspended ceiling
- Painted concrete floor
- Offices
- Kitchen
- WC's
- Parking
- Trade counter with separate entrance
- UPVC double glazed windows

We have calculated the approximate gross internal area to be:

Ground:	467.57 sq m (5,032.89 sq ft)
First:	53.06 sq m (571.13 sq ft)
Whole:	520.63 sq m (5,604.02 sq ft)

LEASE

The property is let to Plumbstop Ltd on a 15 year internal repairing and insuring (IRI) lease with effect from 1st July 2010 at a passing rent of £26,500 per annum exclusive. The Landlord is responsible for maintaining the exterior of the premises including the roof and decoration. The Lessee's repairing obligation is limited by means of schedule of condition. The Lease includes tenant only break options at the fifth and tenth anniversaries, along with the opportunity to review the rent at every fifth anniversary.

Plumbstop were incorporated in 1991 and had a turnover of c. £22.6 Million and profit in the region of £1 million for the year ending December 2016. We are verbally informed Plumbstop have 17 branches, with approximately 100 employees.



TENURE

Freehold subject to the existing lease to Plumbstop Ltd.

SALE

Offers are invited on an unconditional basis for the sale of the freehold interest.

PRICE

In the region, or in excess of £450,000 exclusive.

ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and is awaited.

BUSINESS RATES

We are verbally informed that the property has a rateable value of £21,250. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.



VIEWING

Strictly by appointment with the Sole Agents:

Sibbett Gregory

Contact: Jonathan Sibbett – 01202 661177

jonathan@sibbettgregory.com

or

Contact: Jon Baron – 01202 661177

jonbaron@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.