

100% SMALL BUSINESS RATES RELIEF AVAILABLE
SUBJECT TO CONDITIONS

FOR SALE

 **Cowling
& West**
01202 558 262
cowlingandwest.co.uk

Refurbished factory / warehouse units

- 192.0 sq. m (2,067 sq. ft.) – 209.6 sq. m. (2,256 sq. ft.)
- Freehold
- **Unit 6b & Unit 7 Uddens Trading Estate, Wimborne, BH21 7LQ**



Units 6b & 7 Uddens Trading Estate, Wimborne, BH21 7LQ

● Location

The properties are situated close to the entrance to the Uddens Trading Estate which forms part of the wider Uddens / Ferndown Industrial area. The properties enjoy direct access via Wimborne Road to the A31 trunk road which in turn provides direct links to Poole and Dorchester to the west and the M27 / M3 motorway network to the east.

● Description

The properties comprise two terraced factory / warehouse units which have recently been extensively refurbished

● Features

- New double skin plastic coated profiled and insulated pitched roofs incorporating double skin translucent day-lighting panels
- Roller shutter doors
- Internal eaves height 11 ft 10"
- 3 phase electricity supply
- WC and kitchenette facilities
- Each unit has the benefit of 3 on-site car parking spaces

● Tenure

Freehold

● Accommodation

			Price
Unit 6b	209.6 sq. m.	(2,256 sq. ft.)	£245,000
Unit 7	192.0 sq. m.	(2,067 sq. ft.)	£235,000

● Service Charge

A service charge will be levied for the maintenance of the common areas of the Estate. Further details are available on request.

● Energy Performance

Energy Performance Certificates have been commissioned for both units.

[VIEW LOCATION MAP](#)

● **Viewing** Strictly by appointment through the sole agents:

Cowling & West
The White House
170 Magna Road
Canford Magna
Wimborne
Dorset BH21 3AP

Simon West
simonw@cowlingandwest.co.uk
(Ref : W.10349)

● **Business Rates**

We are advised by Dorset Council that the current rateable values for these units are as follows -

Unit 6b - £11,750
Unit 7 - £10,750

and that they therefore fall below the threshold of £12,000 where 100% Small Business Rates Relief is currently available. We understand therefore that no business rates will be payable in relation to each unit in the year 1st April 2019 to 31st March 2020, providing the occupier does not also occupy other business premises.

● **VAT**

The properties are elected for VAT and VAT will therefore be charged in respect of the purchase price.

● **Legal Costs**

Both parties to be responsible for their own legal costs.

● **Finance Act 1989**

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

● **Important Note**

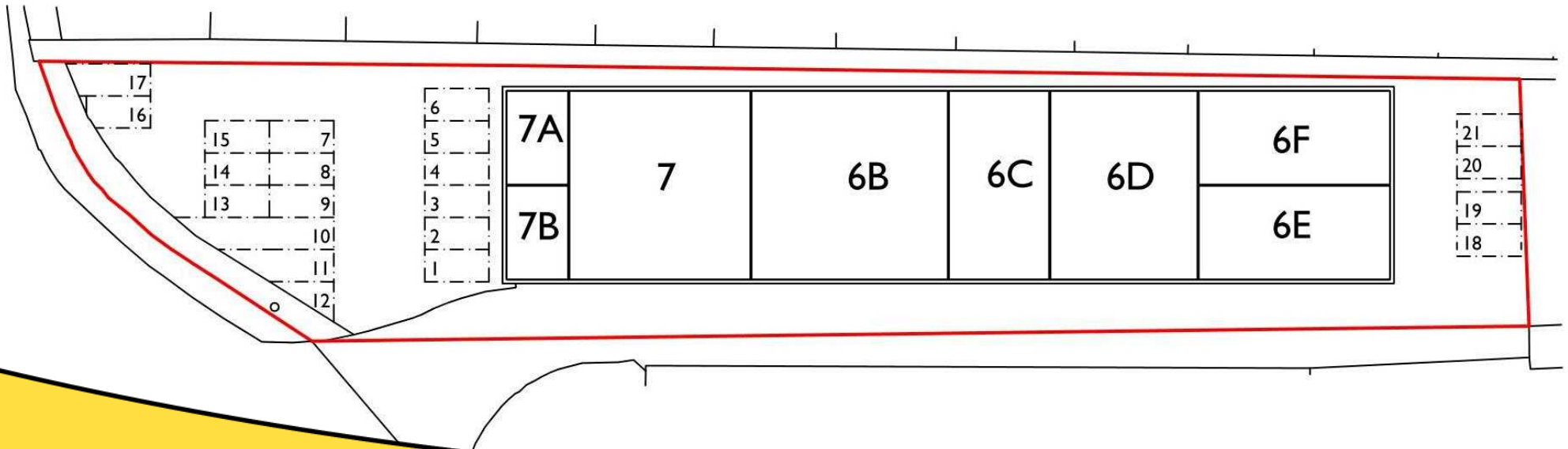
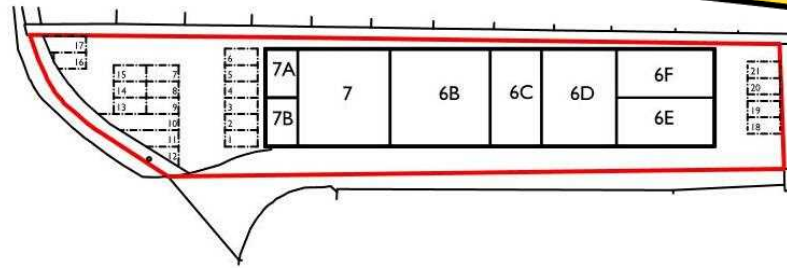
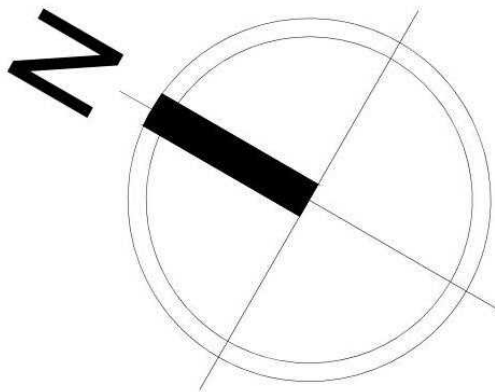
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

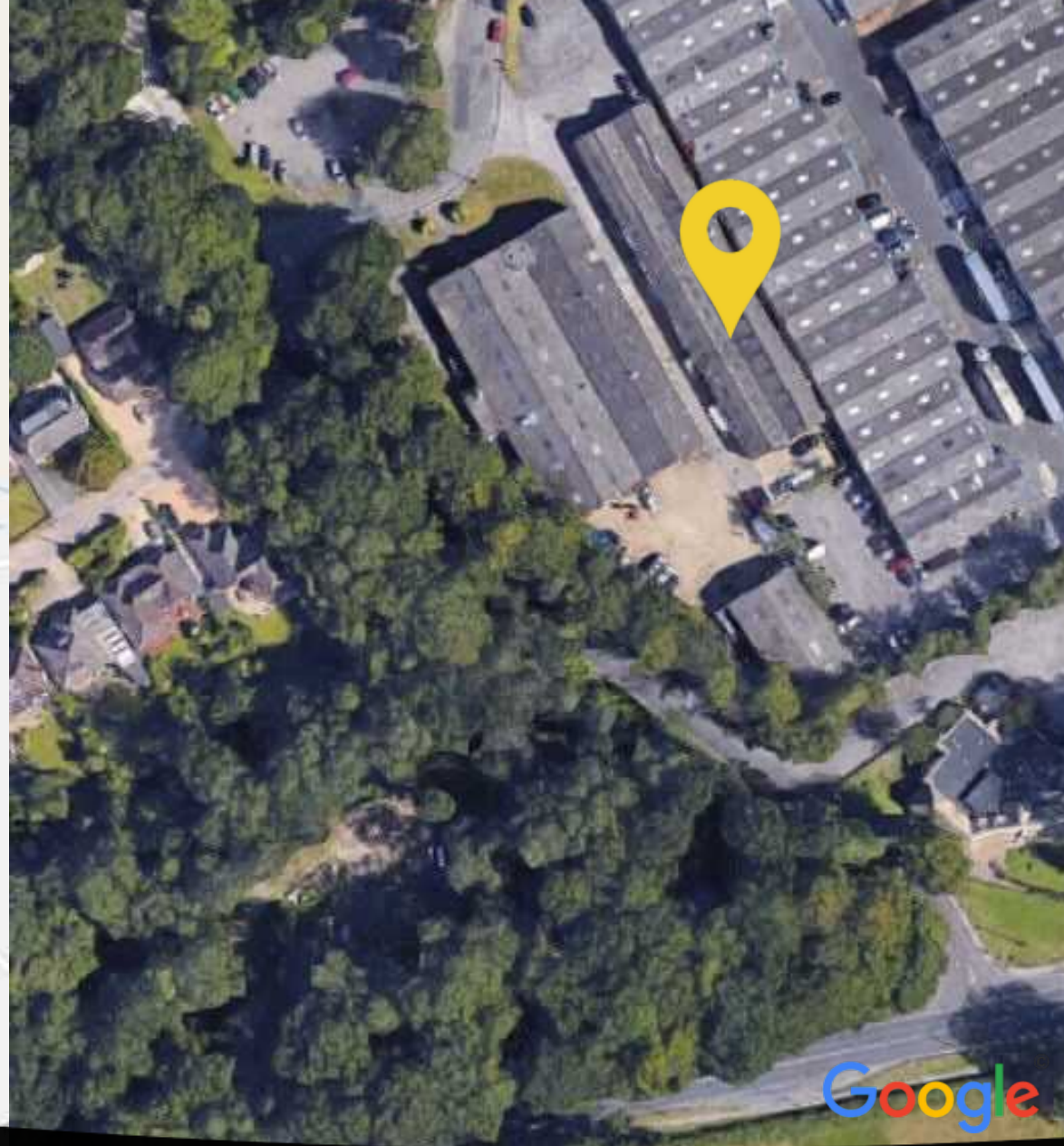
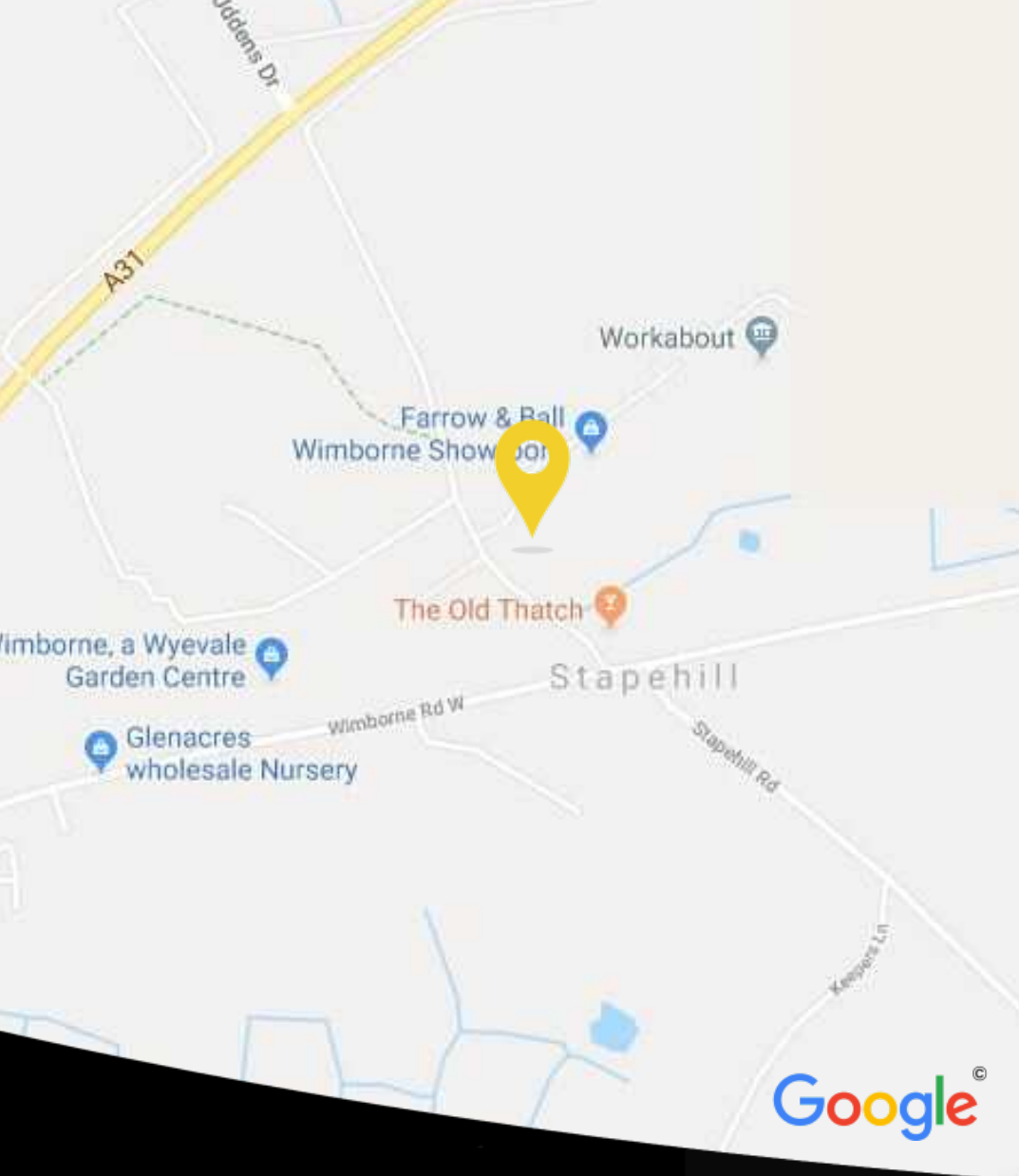
● **Identification**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser 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 tenant/purchaser once terms have been agreed.

● **Disclaimer**

MESSRS COWLING & WEST FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT: THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; ALL DESCRIPTIONS, DIMENSIONS, REFERENCES 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; NO PERSON IN THE EMPLOYMENT OF MESSRS COWLING & WEST HAS ANY AUTHORITY TO MAKE OR GIVEN ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





 **Cowling
& West**
01202 558 262

Units 6b & 7 Uddens Trading Estate, Wimborne, BH21 7LQ

You can call us or email
info@cowlingandwest.co.uk