



**UNITS 31 AND 32 CHURCHILL BUSINESS PARK, POOLE,
BH11 9GA**

INVESTMENT / INDUSTRIAL / WAREHOUSE FOR SALE

4,512 SQ FT (419.18 SQ M)



Summary

Virtual Freehold Industrial Investment

Available Size	4,512 sq ft
Price	£950,000 exclusive of VAT
VAT	We have been informed by our client that the premises are currently elected for VAT. It is anticipated that the sale will be treated as a transfer of a going concern (TOGC).
EPC Rating	B

- Let to BBL Gym Ltd
- Rental income of £53,000 per annum exclusive
- Net initial yield of 5.28% assuming purchasers cost of 5.69%
- Upward only open market rent reviews at Yrs 3 & 6
- 10 year FRI lease from 20th March 2024 with break option upon 5th anniversary
- VAT elected

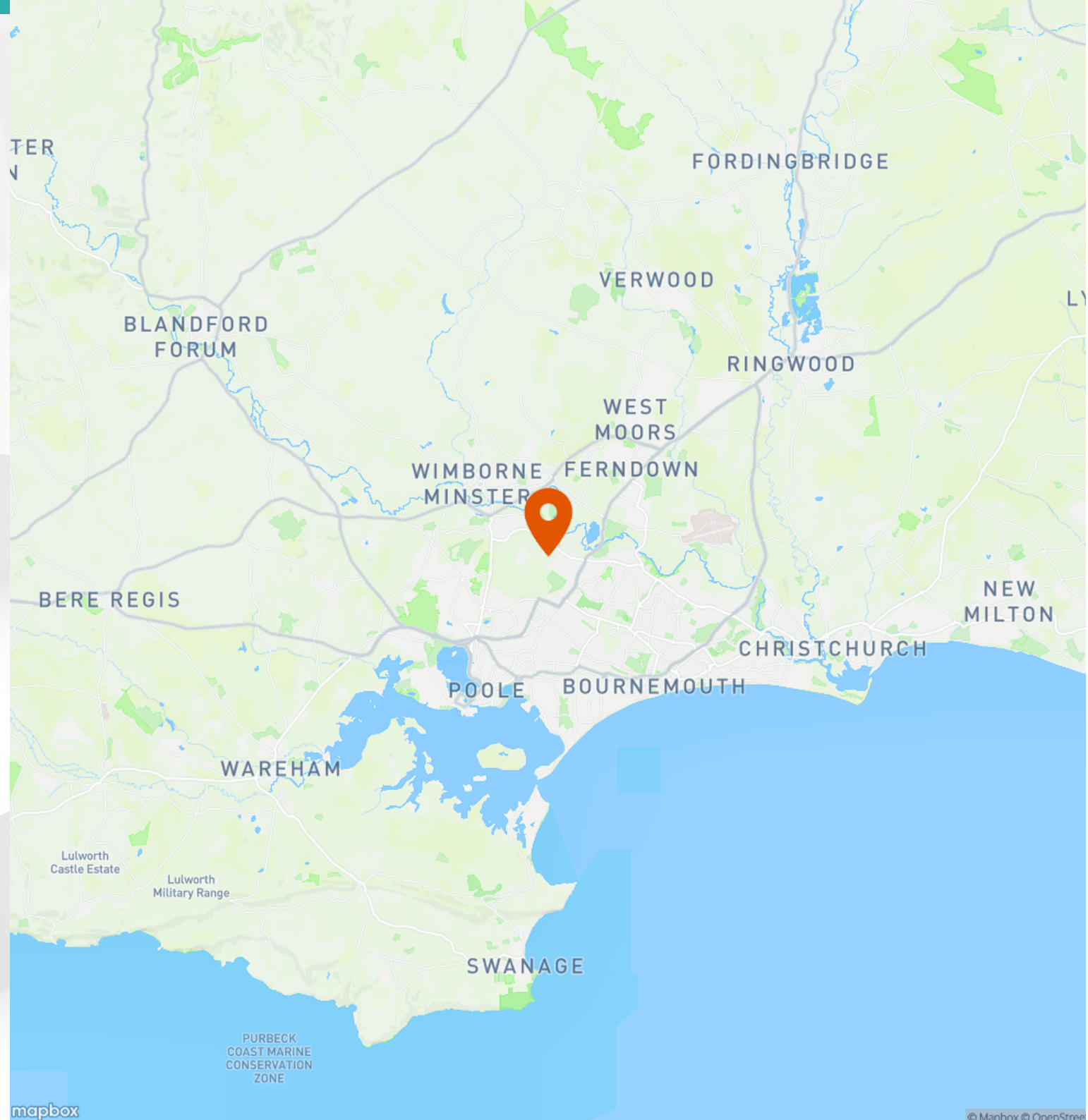


Location



**Units 31 and 32 Churchill
Business Park, Provence
Drive, Poole, BH11 9GA**

Churchill Business Park is located approximately 3 miles from the A31 and is accessed from Provence Drive via the A341 Magna Road, which connects to the A349. The A349 leads to the A31 which provides connections to the M27 and M3 to the northeast and the A35 to the west.





Further Details

Description

The premises comprises two brand new units which have been built in accordance with the following brief specification :

- Brick outer, blockwork inner wall construction
- Steel portal frame
- Steel cladding to upper elevations
- Internal eaves height of 6.27m
- Concrete floor
- Timber decked steel framed mezzanine
- LED lighting and 3 Phase electricity
- Electric roller shutter door
- Unisex disabled W.C.
- Allocated parking with 1 x electric car charging point per unit
- Roof top PV panels

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 31	1,506	139.91	Available
Mezzanine - Unit 31	750	69.68	Available
Ground - Unit 32	1,506	139.91	Available
Mezzanine - Unit 32	750	69.68	Available
Total	4,512	419.18	

Viewings

Strictly by appointment through the sole agent.

Tenancy

The premises are let to BBL Gym Ltd (Company no: 15213152) on a 10 year FRI lease granted inside the Landlord & Tenant Act 1954 from 20th March 2024 with a tenant only break option upon the 5th anniversary of the term. The rent commencement date is 20th September 2024. There are upward only open market rent reviews on the 3rd and 6th anniversaries. The tenant has paid a 6 months rent deposit.

Tenure

For Sale virtual freehold; a 999 year lease subject to a peppercorn rental and the benefit of the occupational lease.

Legal Costs

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

VAT

The premises is elected for VAT and it is anticipated that the sale will be dealt with as a transfer of a going concern.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner



Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Bryony Thompson

bthompson@vailwilliams.com

07741145629

01202 558 262



**Vail
Williams**

[View on our website](#)