



**FOR SALE**  
**RETAIL INVESTMENT**

Units 1-3, 1577/1581 Wimborne road, Kinson, Bournemouth, BH10 7BB



**LOCATION**

Kinson is a large residential and commercial suburb located approximately 5 miles north of Bournemouth town centre. It includes a number of primary schools and a variety of national and local retailers, including a recently completed 24,000 sq ft Tesco superstore.

**SITUATION**

The property occupies a highly prominent position on Wimborne Road, fronting a four arm roundabout, which provides access to a standalone Tesco superstore with a large customer car park. Other retailers located to the side and opposite include Best-One convenience store, Corals and Lloyds bank.

**DESCRIPTION**

The property was constructed as part of the larger Tesco development, completed in 2015, and comprises a standalone single storey shop with brick and rendered elevations under a multi-pitched roof covered in composite/slate effect tiles.

The property is of a rectangular shape with glazed elevations to the front and side. Internally the property has been fitted out in the tenant's corporate style to provide sales and seating areas, back of house and manager's office.

**ACCOMMODATION**

The property provides the following Gross Internal Area, scaled from plans:

	<b>M<sup>2</sup></b>	<b>ft<sup>2</sup></b>
G.I.A.	172.24	1,854

## VAT

The property is elected for VAT and the sale will be treated as a TOGC.

## EPC

An EPC report has been commissioned and will be available on request.



## KEY INVESTMENT SUMMARY

Let on a lease expiring in 2029, subject to one further break in December 2024. The December 2019 break has not been activated.

Offers in excess of £405,000, reflecting net initial yield of 7%.

999 year lease at a peppercorn rent, together with various rights over the Tesco customer car park and service yard.

The passing rent is £29,568 pax, equating to £15.95 psf and is subject to 5 yearly upward only rent reviews to Market Rent.

### Contact Details

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\* Including fees and stamp duty. ~Investment characteristics are based on assumptions and therefore are estimates. Property investment may expose you to risk of losing your investment.

Property is an illiquid asset. Sometimes properties may not be so easy to sell and this means that the liquidity of your investment cannot be guaranteed. Past performance does not guarantee future results. Actual results may differ materially from the forecasts / estimates. Views, opinions, trends, and prices expressed are subject to change without prior notice. They do not constitute investment advice or a guarantee of returns.



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