

## FOR SALE/TO LET

Detached Two Storey Character Premises  
in Pokesdown

# Wickham Works, 3 Wickham Road, Bournemouth, Dorset, BH7 6JX

## Key Features

- Gross Internal Area 6,729 Sq. Ft. (625 Sq. M.)
- Class 'E' Use – Suitable for a Variety of Uses
- Allocated Parking on Forecourt and Side of Unit
- New Pitched Steel Overclad Roof with Solar Panels
- Rent £50,000 Per Annum Exclusive
- Guide Price £900,000 for the Freehold
- Available with Vacant Possession



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

## Location

These detached two story premises are located in Pokesdown, Dorset which boasts a large selection of local and national occupiers within walking distance. 3 Wickham Road is situated approximately 0.7 miles from the popular suburb of Southbourne and its high street and approximately 2.2 miles from Bournemouth Town Centre. Local Amenities include the following:

Tesco Express 0.3 Miles  
Brewhouse & Kitchen 0.6 Miles  
Renouf's Cheese & Wine bar 0.6 Miles  
Boots Pharmacy 0.7 Miles  
Costa Coffee 0.8 Miles

## Description

Wickham Works is a detached two-story character building which has historical relevance within the local area being listed as a heritage asset in the Boscombe and Pokesdown Neighbourhood Plan. However, it is to be noted the premises is not formally listed or protected.

The premises has a direct entrance from Wickham Road providing access to the ground floor. To the rear of the building, there is a set of double doors on the ground floor as well as a set of steel stairs providing access to the first floor.

The building is currently in a shell condition and has been extensively refurbished to include new Insulated steel overclad roof, new bespoke double-glazed windows, new solar pv panels on the roof, new concrete ground floor, new tarmac externally. The property has also been newly redorated internally and externally.



## Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	3,368	313
First Floor	3,361	312
Total Gross Internal Area	6,729	625
8 Car Parking Spaces		
Bicycle Store for 12 Bikes		

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

/// What3words: [hurray.bolts.fonts](#)

## Terms

The premises are offered as a restored shell and are available by way of a new full repairing and insuring lease, term and rent review pattern by arrangement at a commencing rent of £50,000 per annum plus VAT, Exclusive.

Alternatively, the freehold is available at a guide price of £900,000 Plus VAT with vacant possession.

## VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

## Rent Incentives

The building is being marketed with the understanding any ingoing tenant may want to install fixtures, fittings and utilities to suit their desired work environment/branding. With this in mind our client is offering rent incentives (subject to terms) to help prospective tenants with the initial fit out costs.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

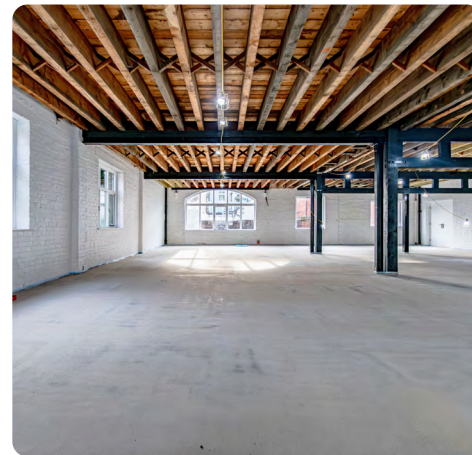
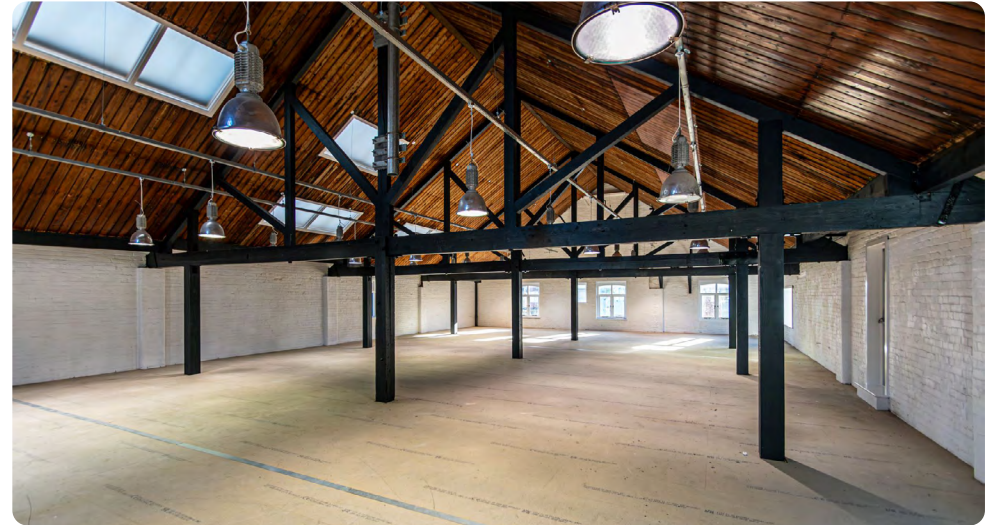
## EPC

Asset Rating C (68)

## Rateable Value

Rating £43,500  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

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## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

## Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the joint agents:

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