

Lot 3, 5 Darbys Lane, Poole,

Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 3, 5 Darbys Lane, Poole, Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Property Information

Freehold Retail/Veterinary Practice Investment

- Comprises Pet Store and Veterinary Practice with Car Parking
- Two leases to well recognised tenants expiring in 2029
- Approximate Floor Area of 392.60 sq m (4,224 sq ft)
- Prominent location on busy arterial road (A35)
- Frontages onto Darby's Lane and Wimborne Road (A35)
- Busy location on route between Poole and Bournemouth
- Active Management Opportunities with outstanding rent reviews

Lot 3
Auction 13th July 2023

Rent £45,000 per Annum Exclusive
Status Available

Sector Retail Warehouse
Auction Venue Live Streamed Auction

Location

Miles 4 miles west of Bournemouth,
Roads A3049, A350, A338, A31
Rail Poole Railway Station, Parkstone Railway Station
Air Bournemouth Airport

Situation

Poole is an affluent and attractive coastal town, popular with tourists for its history, natural harbour and Blue Flag beaches. The property is located less than a mile from Poole town centre and occupies a prominent position on Darby's Lane and Wimborne Road (A35), connecting Poole to Bournemouth.

Tenure

Freehold.

Description

The property is a substantial detached building comprising 2 retail units. The first trades as a pet store arranged over ground floor and mezzanine, the second unit trades as a veterinary practice on the ground floor only. The property benefits from onsite car parking with prominent frontages onto Darby's Lane and Wimborne Road (A35), the main arterial route between Poole and Bournemouth.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 3, 5 Darbys Lane, Poole,

Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
5 Darbys Lane	Ground Mezzanine	Retail Ancillary	206.63 81.84	(2,224) (880)	PETS CORNER (UK) LIMITED t/a Pets Corner (1) (3)	15 years from 07/04/2014	£32,500	30/04/2019 and 5 yearly (4)
5A Darbys Lane	Ground	Veterinary Practice	104.13	(1,120)	THE PET PRACTICE GROUP LIMITED on assignment to The Pet Practice Limited t/a The Pets Practice (2) (3)	15 years from 17/03/2014	£12,500	30/04/2019 and 5 yearly (5)
Total Approximate Floor Area			392.60	(4,224) (6)			£45,000	

(1) Pets Corner is a retail store chain specialising in the sale of ethical pet care products and provisions founded in 1968 (www.petscorner.co.uk). For the year ending 30/09/2021 Pets Corner (UK) Ltd reported a Turnover of £74,883,259, a Pre-Tax Profit of £12,342,252 and a Net Worth of £8,994,956 (NorthRow 15/06/2023). Pets Corner currently trade from over 150 stores throughout the UK.

(2) The Pet Practice Veterinary Surgeries is an independent veterinary group founded in 2009 (www.petpractice.co.uk). According to their website, The Pet Practice currently operates from ten locations including Marlborough, Christchurch, Salisbury and Amersham.

(3) Pets Corner and The Pet Practice are both owned by Pet Family Limited (www.petfamily.co.uk).

(4) The 07/04/2019 rent review remains outstanding.

(5) The 17/03/2019 rent review remains outstanding.

(6) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 3, 5 Darbys Lane, Poole, Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 3, 5 Darbys Lane, Poole,

Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 3, 5 Darbys Lane, Poole,

Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 3, 5 Darbys Lane, Poole,

Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



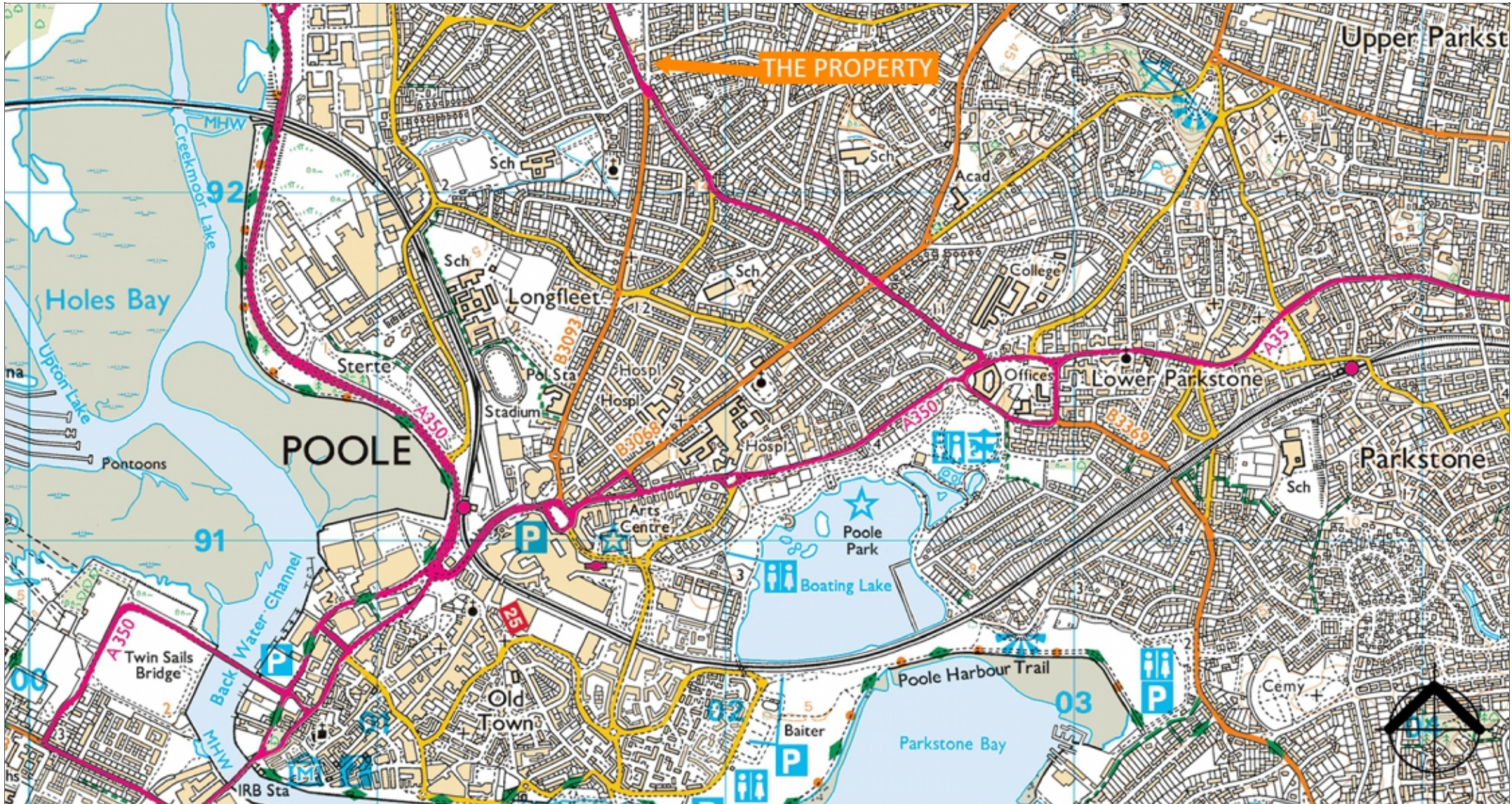
Lot 3, 5 Darbys Lane, Poole, Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 3, 5 Darbys Lane, Poole, Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 3, 5 Darbys Lane, Poole, Dorset BH15 3ER

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Collins Benson Goldhill LLP

26/28 Great Portland Street

London

W1W 8QT

Sammi Hsu

020 7436 5151

sh@cbglaw.co.uk

Matthew Webb

020 7436 5151

mrw@cbglaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020