

**Lot 23, 140 High Street, Poole,**

**Dorset BH15 1DN**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold High Street Retail Investment

- Let to A-Plan Holdings (t/a Howden) until 2027
- Tenant reported a turnover of £144,626,552, pre-tax profits of £37,517,361 and a total net worth of £116,093,782
- Prominent Location on Pedestrianised High Street
- Close to The Dolphin Shopping Centre and Pool Railway Station
- Nearby occupiers including Sports Direct, Poundland, Sainsbury's, Holland & Barrett, Primark, Boots, Superdrug and JD Sport

**Lot**  
23

**Auction**  
9th May 2024

**Rent**  
£48,100 per Annum Exclusive

**Status**  
Available

**Sector**  
High Street Retail

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 5 miles west of Bournemouth, 29 miles south-west of Southampton

**Roads** A31, A35, M27

**Rail** Poole Railway Station

**Air** Southampton Airport

### Situation

The property is situated in the Town Centre on the western side of the pedestrianised High Street, 100m from The Dolphin Shopping Centre with retailers such as Timpson, WHSmith, Sports Direct, Poundland, H&M, Holland & Barrett, Primark, Boots and JD Sport. Other neighbouring occupiers include Sainsbury's, JD Wetherspoon, Caffè Nero, Superdrug and Savers.

### Tenure

Freehold.

### Description

The property comprises retail accommodation on the ground floor and a self-contained residential maisonette on the first and second floors.

The residential upper parts have been sold off on a long lease.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	169.70	(1,827)	A-PLAN HOLDINGS (t/a Howden)(CRN: 00750484)(2)	17 years from 13/04/2010	£48,000	29/05/2027
First Second	Residential Residential	Maisonette	(-)	AN INDIVIDUAL	125 years from 24/06/2008	£100 (3)	23/06/2133
<b>Total Approximate Commercial Floor Area</b>		<b>169.70</b>	<b>(1,827)</b>			<b>£48,100</b>	

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/116792172>)

(2) For the year ending 30/09/2022, A-Plan Holdings reported a turnover of £144,626,552, pre-tax profits of £37,517,361 and a total net worth of £116,093,782 (Northrow: 18/04/2024)

(3) The rent will rise by £100 every 25 years, with the next increase on 24/06/2033



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## Contacts

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2024