

Lot 19, 44-48 East Street, Blandford Forum,

Dorset DT11 7DR

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Specsavers Optical Superstores Limited until June 2032 (no breaks)
- Approximately 2,826 sq ft
- Prominent position in historic and affluent Dorset market town
- Nearby occupiers include Marks & Spencer Simply Food, Iceland, Boots the Chemist, Holland & Barrett, WHSmith, Costa and Domino's
- VAT-free investment

Lot

19

Auction

9th July 2024

Rent

£43,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

14 miles north-west Poole, 19 miles north-west of Bournemouth, 24 miles south-west of Salisbury

Roads

A31, A35, A350, A354

Rail

Poole Railway Station

Air

Bournemouth Airport

Situation

The property is located on the north side of East Street, close to its junction with Sheep Market Hill, in the heart of the town centre. Nearby occupiers include Marks & Spencer Simply Food, Iceland, Boots the Chemist, Holland & Barrett, WHSmith, Costa and Domino's and a number of independent and local traders.

Tenure

Freehold.

EPC

Band B

Description

The property comprises an optician arranged on the ground, basement and first floors. The property also benefits from the right to use 5 car parking spaces in the rear car park.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	225.84 36.69	(2,431) (395)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (1)	15 years from 09/06/2017 on an effectively full repairing and insuring lease	£43,000	09/06/2027
Total		262.53	(2,826)			£43,000	

(1) For the year ending 28/02/2023, Specsavers Optical Superstores Limited reported Turnover of £3,426,710,000, Pre-Tax Profit of £327,774,000, Net Worth of £260,627,000 (www.northrow.com)

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2024