## **Dorset DT11 7DR**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

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### **Property Information**

#### Freehold Retail Investment • Recently let to YMCA • New 5-year lease from May 2024 (No breaks) Approximately 2,659 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 Specsavers VAT-free investment Lot Auction 40 25th September 2024 Rent Status £30,000 per Annum Exclusive Available Sector **Auction Venue** High Street Retail 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 Poole Railway Station				
Rail					
Air	Bournemouth Airport				
Situation					
Sheep Mar Marks & Sp	ty is located on the north side of East Street, close to its junction with ket Hill, in the heart of the town centre. Nearby occupiers include pencer Simply Food, Iceland, Boots the Chemist, Holland & Barrett, Costa and Specsavers and a number of independent and local				
Tenure					
Freehold.					
EPC					
Band D					

Descri	ption
	perty comprises a large, double-fronted shop arranged on the ground ar ors. The property benefits from the right to park 6 cars to the rear.
VAT	
VAT is r	not applicable to this lot.

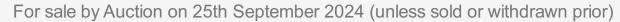
**Completion Period** 

Six Week Completion

DISCLAIMER

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	173.63 73.39	(1,869) (790)	NATIONAL COUNCIL OF YOUNG MANS CHRISTIAN ASSOCIATION (1) (t/a YMCA)	5 years from 15/05/2024 on an effectively repairing and insuring lease	£30,000
Total		(247.02)	(2,659)			£30,000 (2)

<sup>(1)</sup> YMCA is the oldest and largest youth charity in the world. They operate more than 100 shops in the UK, supporting over 300,000 people in England and Wales (www.ymca.org.uk).

<sup>(2)</sup> The tenant is currently benefitting from a peppercorn rent expiring 24/03/2025. The Seller has confirmed they will top up the rent so the property effectively produces £30,000 p.a.x. from completion of the sale until 25/03/2025.

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#### **Contacts**

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#### Seller's Solicitors

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#### **Associate Auctioneers**



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