

# Lot 40, 46 East Street, Blandford Forum,

**Dorset DT11 7DR**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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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

40

#### Auction

25th September 2024

#### Rent

£30,000 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 Specsavers and a number of independent and local traders.

### Tenure

Freehold.

### EPC

Band D

### Description

The property comprises a large, double-fronted shop arranged on the ground and first floors. The property benefits from the right to park 6 cars to the rear.

### 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.
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
<b>Total</b>		<b>(247.02)</b>	<b>(2,659)</b>			<b>£30,000 (2)</b>

(1) 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](http://www.ymca.org.uk)).

(2) 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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