

lot 27

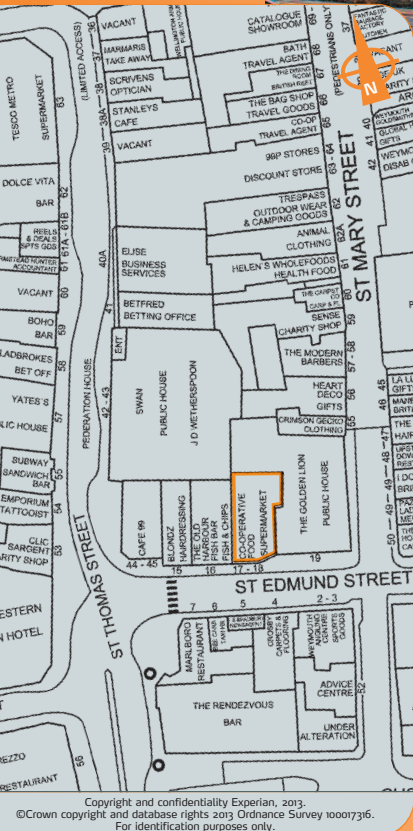
17/18 St Edmund Street
Weymouth, Dorset DT4 8AR

Rent
£57,000
per annum
exclusive

Freehold Retail and Residential
Investment

- Let to Southern Co-Operatives Ltd with 16 years unexpired
- Popular south coast tourism and retailing centre

- Nearby occupiers include Holland & Barrett, Next Retail Ltd, Vodafone Retail Ltd, Halifax Bank and Iceland
- Large residential upper floors with planning consent to convert into 3 flats



Location

Miles: 37 miles south-east of Bournemouth
30 miles south of Yeovil
56 miles east of Exeter

Roads: A30, A354, A37

Rail: Weymouth Railway Station

Air: Bournemouth International Airport (39 miles)

Situation

The property is situated in the heart of Weymouth's retail area in close proximity to the coast and its main tourist attractions. It is a 0.5 mile walk from the Nothe Fort and 0.3 miles from Weymouth Marina.

Description

The property comprises a ground floor retail unit with large first floor residential accommodation with separate access from the front.

Planning

Planning consent has been granted for conversion of the upper floors into 3 flats, further details are available in the legal pack.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	218.70 sq m (2,354 sq ft)	SOUTHERN CO-OPERATIVES LTD (1)	20 years 10 months from 22/06/2009 until 11/05/2030	£48,000	2015 and 5 yearly
First	Residential	Not Measured	INDIVIDUAL	Assured Shorthold Tenancy for 18 months from 01/08/2012 until 31/01/2014	£9,000	Holding Over
Totals		218.70 sq m (2,354 sq ft)			£57,000	

(1) For the year ending 26/01/2013, Southern Co-Operatives Ltd reported a turnover of £303,106,000, pre-tax profits of £7,748,000 and a total net worth of £85,704,000. (Source: www.riskdisk.com 25/04/2014)

For further details please contact:

Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Bude Nathan Iwanier
Temple Fortune Parade, Bridge Lane
London NW11 0QN.
Tel: +44 (0)208 458 5656.
Email: vw@bnlwa.co.uk
Ref: Vivian Vernick.