## **Dorset DT11 7DR**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)





Freehold Retail and Residential Ground Rent Investment

www.acuitus.co.uk

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#### **Property Information**

£16,320 per Annum Exclusive

Sector

High Street Retail

# Comprises ground floor betting shop plus 6 flats and car park (let on a long lease) Shop let to Done Brothers (Cash Betting) Limited (t/a Betfred) Shop lease expiring in 2027 (no breaks) with AGA from Coral Racing Ltd Prominent position in historic and affluent Dorset market town VAT Free Investment Lot Auction 11th December 2025

**Status** 

Available

**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 situated on the north side of East Street (B3082), between its junctions with Damory Street and Sheep Market Hill, in the heart of the town centre. Nearby occupiers include Sue Ryder, M&Co, Age UK, Specsavers, Dominos and Boots.						
Freehold.						
EPC						
Band D						

Description							
The property comprises a shop on the ground floor. In addition, there are six flat and a car park, both let on long leases.							
VAT							

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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	Retail	86.00	(926)	DONE BROTHERS (CASH BETTING) LIMITED with AGA from Coral Racing Ltd t/a Betfred	16 years from 28/02/2011	£16,320.56
First and Second	Residential	-	-	BLANDFORD FORUM LIMITED	A term of years from 29/07/2003 to 28/07/2102	Peppercorn
Car Park	Residential	-	-	BLANDFORD FORUM LIMITED	A term of years from 05/04/2013 to 01/08/2102	Peppercorn
Total		86.00	(926)			£16,320.56

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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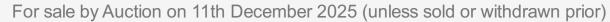
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#### **Contacts**

**Acuitus** 

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

Archie Martine +44 (0)20 7034 4858 +44 (0)7377 803 408 archie.martine@acuitus.co.uk

#### Seller's Solicitors

Curwens LLP Solicitors River House Church Street Enfield EN2 6AR

Jayshree Pankhania 0208 363 4444 jayshree.pankhania@curwens.co.uk

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