

**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Language School Investment in Affluent Bournemouth Suburb

www.acuitus.co.uk

Lot 8, 130-136 Poole Road, Westbourne, Bournemouth, Dorset BH4 9EF

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)

Property Information

Freehold Language School Investment in Affluent Bournemouth Suburb

- Substantial Educational Property of Approx. 1,104 sq. m. (11,880 sq. ft.)
- Entirely let to Aspect International Language Academies Limited with Guarantee from Kaplan Inc
- Lease expiry March 2030
- 2.5% annual rental increases
- Tenant in occupation since 1989
- Tenant option to renew lease in 2030 for 15 year term at a minimum rent of £301,261 pa with 2.5% fixed annual increases
- Let outside provisions of the Landlord and Tenant Act 1954
- Change of Use Potential (subject to lease and consents)
- Affluent Bournemouth suburb (approx. 3 miles from Sandbanks)

Lot

8

Auction

6th May 2026

Rent

£272,928 per Annum Exclusive
rising to £279,750 pa in 2027; £286,745 pa in 2028 and £293,914 pa in 2029

Sector

Education, Office

Status

Available

Auction Venue

Live Streamed Auction

Location

- Miles** 33 miles south-west of Southampton, 28 miles south of Salisbury, 40 miles south-west of Winchester
- Roads** A338, A35, A31, M27, M3
- Rail** Bournemouth Rail Station
- Air** Bournemouth Airport

Situation

The property is prominently situated at the junction of Poole Road and Prince of Wales Road, a short distance from the main shopping area in Westbourne in a mixed office and residential location some 1.5 miles west of Bournemouth Town Centre. Nearby occupiers include Marks & Spencer Simply Food, Tesco Express, Starbucks, Boots and Bang & Olufsen.

Tenure

Freehold.

Description

Located in the heart of Westbourne, Bournemouth, the property is a prominent educational facility that serves as a premier destination for international students seeking English language immersion. It is the largest facility in the tenant's UK language school portfolio and is designed to accommodate a high volume of students while maintaining a focused academic environment. The building features contemporary classrooms equipped with interactive learning technology, a dedicated student lounge for socialising, and quiet study zones. It benefits from a passenger lift, a roof terrace and basement parking for approximately 16 cars.

VAT

VAT is not applicable to this lot.

Completion Period

8 week completion

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.

Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,

Dorset BH4 9EF

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review
Ground	Educational	272.63	(2,934)	ASPECT INTERNATIONAL LANGUAGE ACADEMIES LIMITED guaranteed by KAPLAN INC. (a subsidiary of Graham Holdings Company) (1)	25 years from 09/03/2005	£272,928 rising to £279,750 pa (2027) £286,745 pa (2028) £293,914 pa (2029)	09/03/2027 and annually thereafter (2.5% annual rental increases)
Basement	Parking/Store	26.25	(282)				
First	Educational	363.63	(3,914)				
Second	Educational	368.42	(3,965)				
Third	Educational	72.83	(783)				
Total Approximate Floor Area		1,103.76	(11,880)			£272,928 rising	

(1) For the year ending 28/12/2024, Aspect International Language Academies Limited (CRN: 02162156) reported a turnover of £45,530,000 and profit before tax of £1,365,000 (Source: Annual Report and Financial Statements as published at Companies House (20/03/2026)). Kaplan Inc is headquartered in New York City and provides higher education programmes, professional training courses, test preparation materials and other services for various levels of education. Kaplan Inc is a wholly owned subsidiary of Graham Holdings Company. Kaplan operates in approximately 27 countries and serves around 1.2 million students annually. Kaplan Inc. reported revenue of \$1.74 billion and operating profit of \$159.9 million in 2025 (Source: Kaplan Inc. website and Graham Holdings Company filings).

Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Language School Investment in Affluent Bournemouth Suburb

www.acuitus.co.uk

Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Lot 8, 130-136 Poole Road, Westbourne, Bournemouth, Dorset BH4 9EF

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Language School Investment in Affluent Bournemouth Suburb

www.acutus.co.uk

**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Language School Investment in Affluent Bournemouth Suburb

www.acuitus.co.uk

**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



**Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,
Dorset BH4 9EF**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Lot 8, 130-136 Poole Road, Westbourne, Bournemouth, Dorset BH4 9EF

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Lot 8, 130-136 Poole Road, Westbourne, Bournemouth,

Dorset BH4 9EF

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)

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

Field Seymour Parkes LLP

1 London Street

Reading

RG1 4PN

Richard Higgs

0118 951 6256

richard.higgs@fsp-law.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024