

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For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)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

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Property Information

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- Substantial Educational Property - 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

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Annual Increases
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)	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).

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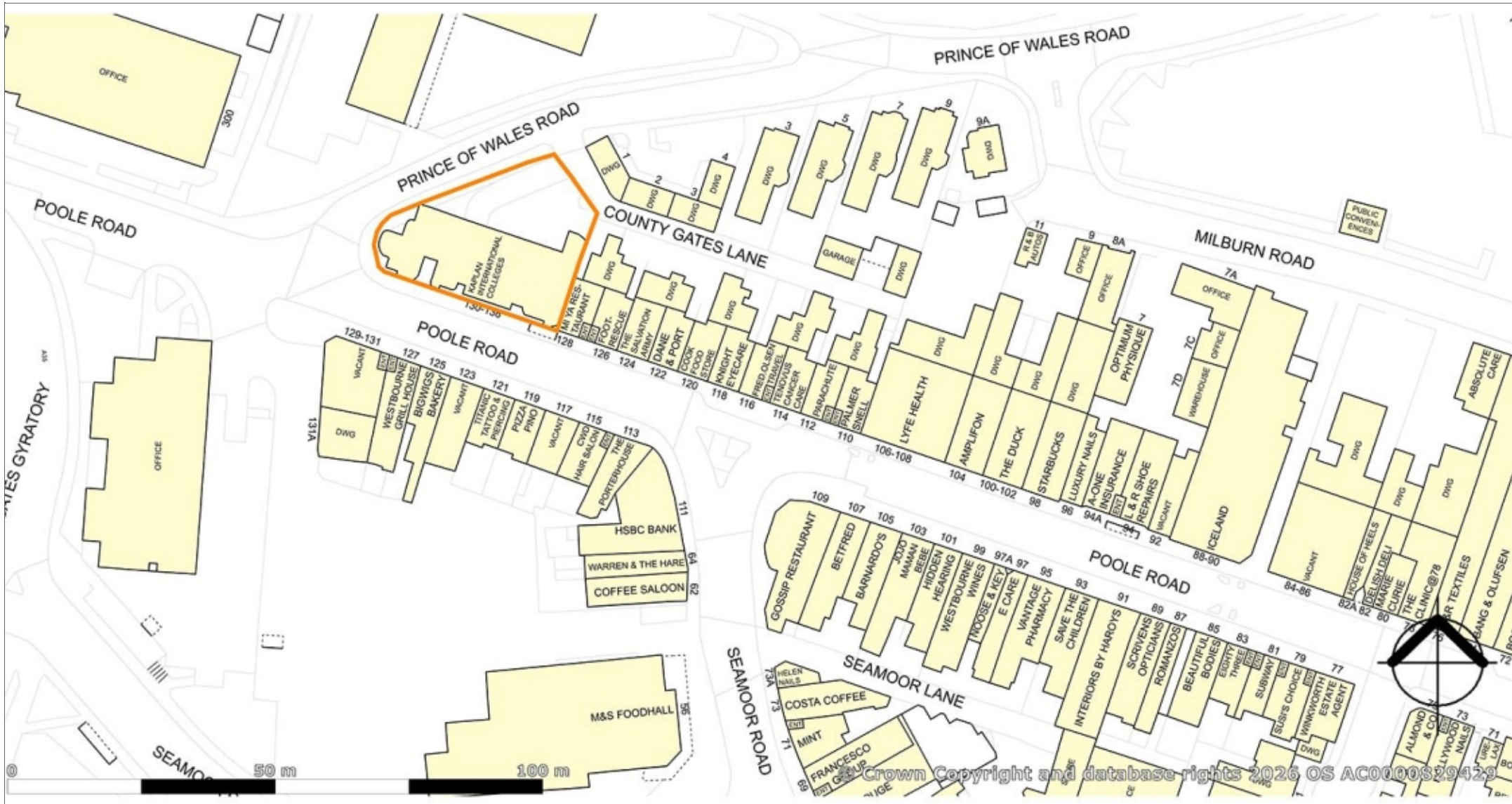
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2024