

lot 11

22 South Street  
Wareham, Dorset BH20 4LT

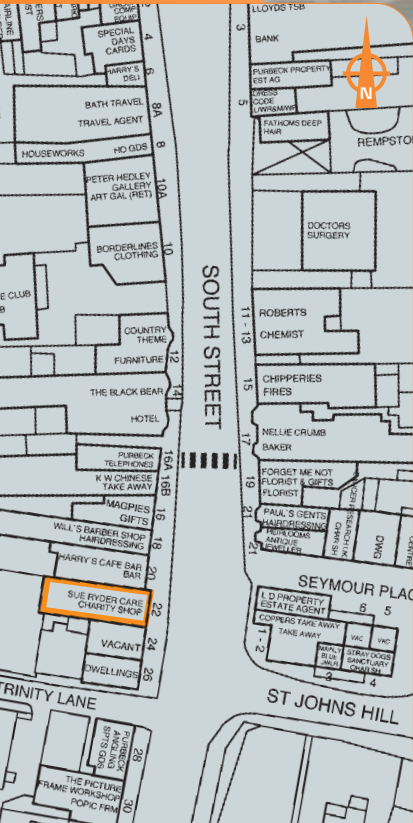
Rent  
**£14,000**  
per annum  
exclusive

Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks) (2)
- Affluent and attractive market town centre
- Gateway town to the Jurassic Coast (World Heritage Site)
- Nearby occupiers include Somerfield, Sainsbury, Co-Operative, NatWest, Boots and Lloyds TSB
- Six Week Completion Period Available



On behalf of **Sue Ryder**



Location

Miles: 9 miles south-west of Poole  
14 miles west of Bournemouth  
20 miles east of Dorchester

Roads: A35, A350  
Rail: Wareham (Direct to London Waterloo)  
Air: Southampton Airport

Situation

Wareham is an affluent and attractive market town, immediately west of Poole Harbour and approximately 9 miles west of Poole town centre. The property is situated on the west side of South Street with nearby occupiers including Somerfield, Sainsbury's, Co-Operative, NatWest, Boots and Lloyds TSB.

Description

The property comprises retail accommodation on the ground floor with further retail and ancillary accommodation on the first floor. A small part of the ground floor has been integrated into the adjoining retail unit and is let on a long lease (see note 2 below).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

**Six Week Completion Period Available**

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	49.45 sq m (640 sq ft)	<b>SUE RYDER</b>	10 years from completion until 2022 on a full repairing and insuring lease	£14,000	2017
First	Ancillary	36.05 sq m (388 sq ft)				
<b>Totals</b>		<b>95.50 sq m (1,028 sq ft)</b>			<b>£14,000</b>	

- (1) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 800 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide (Source: www.sueryder.org). For the year ending 31st March 2011, Sue Ryder reported a working capital of £12,560,000, pre-tax profit of £2,153,000 and a total net worth of £45,059,000 (Source: www.riskdisk.com 24/02/2012).
- (2) The small part of the ground floor that has been integrated into the adjoining property is let to individuals for a term of 293 years from 19th May 1970 until 2263 at a current rent reserved of One Shilling per annum if demanded.

For further details please contact:

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