

lot 10

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

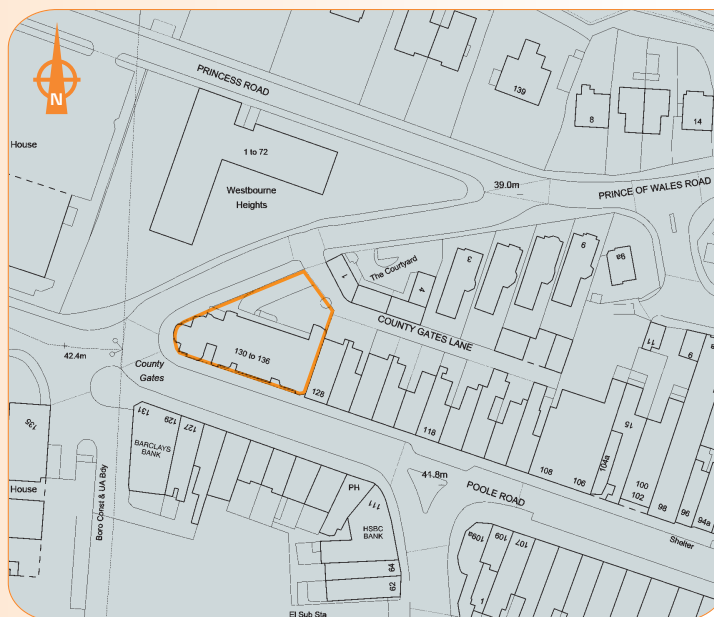
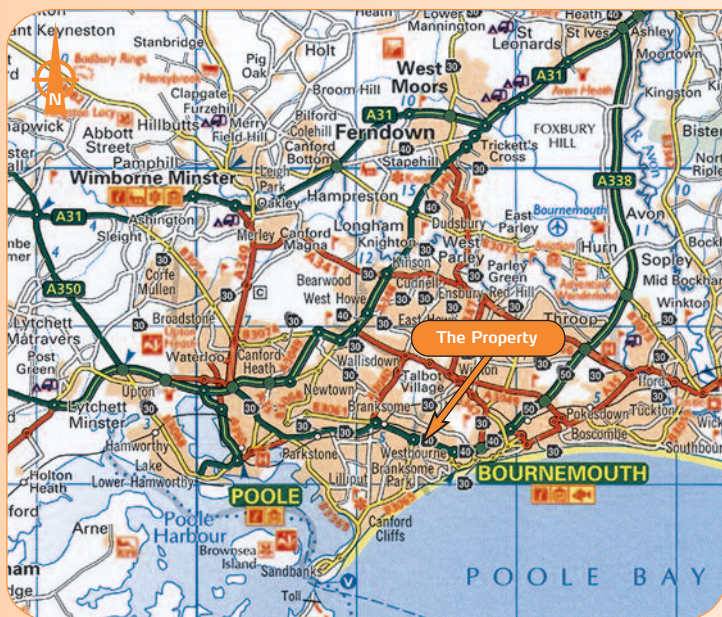
Rent  
**£202,937**  
per annum  
exclusive

**Freehold Language School Investment**

- Lease guaranteed by Kaplan Inc. (part of Graham Holdings Company) until 2030
- Annual fixed 2.5% rental uplifts
- Occupied by Kaplan's English School in Bournemouth
- Well established office location
- Future Development Potential (subject to consents)







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**£202,937**  
**per annum**  
**exclusive**

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**Location**

Estimated District Population: 185,000  
 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.

Office occupiers close by include Liverpool Victoria and Barclays Bank. Nearby retailers include Marks & Spencer Simply Food, Pizza Express, Lloyds Bank and Starbucks.

**Description**

The property, originally constructed as four retail units with offices above, is currently used for educational and ancillary use, including a ground floor coffee shop and canteen area. The accommodation benefits from a passenger lift and basement parking for approximately 16 cars.

**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                     |
|---------------|-----------------------------|-------------------------------------|---|--|-----------------|-----------------------------|
| Basement      | Car parking (16 cars) Store | 26.25 sq m (283 sq ft)              | <b>ASPECT EDUCATION LIMITED guaranteed by Kaplan Inc. a subsidiary of Graham Holdings Company (1)</b> | 25 years from 9th March 2005 until 8th March 2030 on a full repairing and insuring lease (2) | £202,937        | 2.5% Increase paid annually |
| Ground        | Educational                 | 272.63 sq m (2,935 sq ft)           |   |  |                 |                             |
| First         | Educational                 | 363.63 sq m (3,914 sq ft)           |   |  |                 |                             |
| Second        | Educational                 | 368.42 sq m (3,966 sq ft)           |   |  |                 |                             |
| Third         | Office/Staff                | 72.83 sq m (784 sq ft)              |   |  |                 |                             |
| <b>Totals</b> |                             | <b>1,103.76 sq m (11,882 sq ft)</b> |   |  | <b>£202,937</b> |                             |

(1) Kaplan Inc. is a for-profit corporation headquartered in New York City and was founded in 1938 by Stanley Kaplan. Kaplan provides higher education programmes, professional training courses, test preparation materials and other services for various levels of education. It is a wholly owned subsidiary of Graham Holdings Company, formerly known as The Washington Post Company. It is represented in nearly 400 locations in more than 30 countries and caters for more than one million students each year. It employs over 24,000 worldwide. To the year ending 31st December 2013, Graham Holdings Company reported Operating Revenues of \$3,487,864,000 and Total Stockholders' Equity of \$3,300,067,000 (Source: Graham Holdings Company annual report).

(2) The lease has been contracted out of the provisions of the 1954 Landlord and Tenant Act.

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