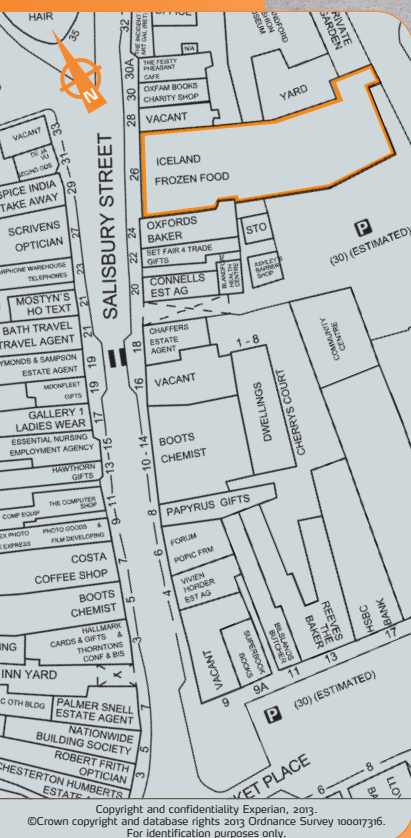


Rent
£75,000
per annum
exclusive

- Entirely let to Iceland Foods Limited
- Approximately 1,003.14 sq m (10,798 sq ft)
- Tenant in occupation since 2009
- Highly affluent and attractive Dorset market town

- Nearby occupiers include Boots the Chemist, Costa Coffee, Holland & Barrett, WH Smith Newsagent and HSBC, Lloyds and Barclays Banks
- VAT-free investment



Miles: 14 miles north-west of 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

Blandford Forum is an affluent and attractive Georgian market town. The property is prominently situated on the east side of Salisbury Street, close to Market Place in the heart of the town centre. Nearby occupiers include Boots the Chemist, Costa Coffee, Holland & Barrett, WH Smith and HSBC, Lloyds and Barclays Banks. The property further benefits from a public car park being situated immediately to the rear.

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from a rear service yard accessed via Church Lane.

Freehold.

VAT
VAT is not applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	513.74 sq m	(5,530 sq ft)	ICELAND FOODS LIMITED (1)	5 years from 13/01/2015 on a full repairing and insuring lease	£75,000	12/02/2020
First	Retail/Ancillary	489.40 sq m	(5,268 sq ft)				
Totals		1,003.14 sq m	(10,798 sq ft)			£75,000	

(i) For the year ending 27/03/2015, Iceland Foods Limited reported a turnover of £2,682,021,000, pre-tax profits of £58,794,000 and a total net worth of £709,630,000. (Source: www.riskdisk.com 10/09/2015)

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