106 High Street
Poole, Dorset BH15 1DE

lot 40

Freehold Retail Investment

- Let to Baleday Limited until 2026 (no breaks)
- Attractive former bank in affluent Dorset town
- Pedestrianised location close to Yates, McDonald's and Iceland
- VAT-free investment

Rent £55,000 per annum exclusive

Location
Miles: 5 miles west of Bournemouth
29 miles south-west of Southampton
Roads: A31, A35, M27
Rail: Poole Railway Station
Air: Southampton Airport

Situation
The property is situated in a prominent location on the western side of the pedestrianised High Street, at its junction with Hill Street and south of Chapel Lane. Nearby occupiers include Yates Public House, McDonald's, Iceland, Peacocks, Robert Dyas and Greggs.

Description
The property comprises ground floor retail (amusement arcade) accommodation, with ancillary accommodation on basement and first floors.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	118.00 sq m	(1,270 sq ft)	**BALEDAY LIMITED (1) (t/a Cashino)**	15 years from 25/11/2011 until 24/11/2026 on a full repairing and insuring lease	£55,000	25/11/2016 and 25/11/2021
Basement	Ancillary (restricted access)	-	-				
First	Ancillary	61.50 sq m	(662 sq ft)				
Total Commercial Area		**179.50 sq m**	**(1,932 sq ft)**			**£55,000**	

(1) For the year ending 31st December 2014, Baleday Limited reported a turnover of £26,298,000, pre-tax profits of £3,012,000 and a total net worth of £2,206,000, a part of Praespe Holdings Limited (Source: Experian Group 11/11/2015).

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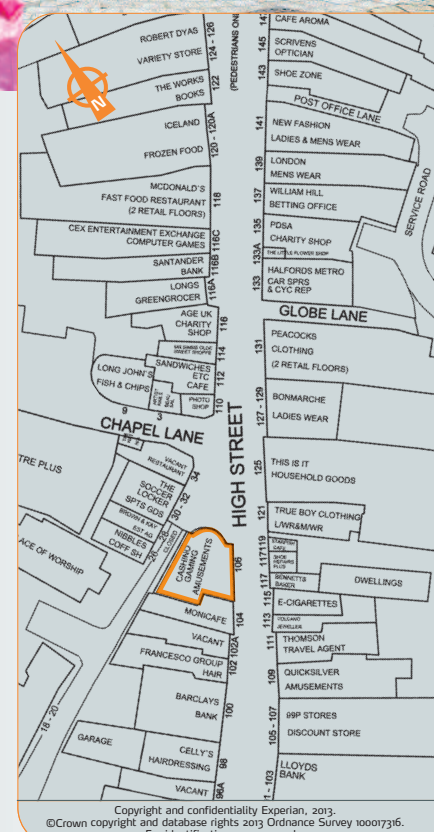
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