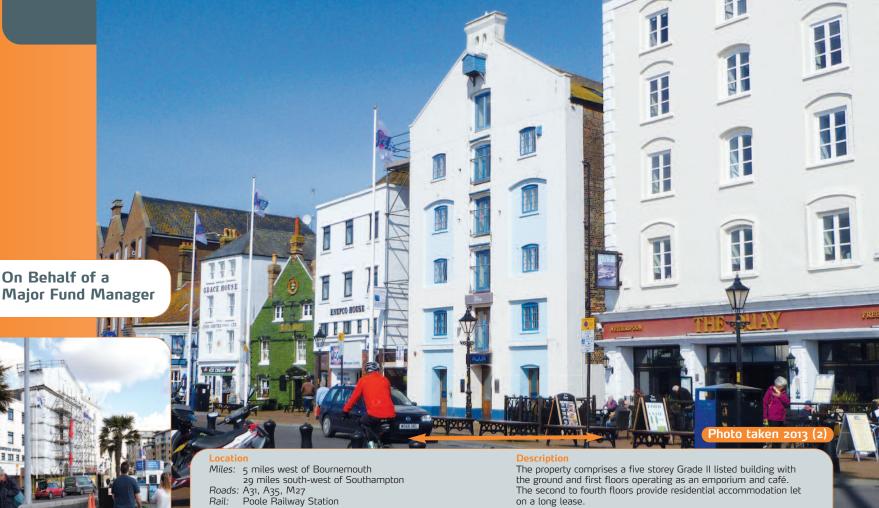
lot 18

## Quayside Emporium, Hennings Wharf, The Quay Poole, Dorset BH15 1HJ

er annum xclusive (3)

Freehold Retail and Residential Investment

- Retail unit let to Quayside Emporium Ltd until July 2030 (subject to option)
- · Located in affluent and attractive coastal
- · Situated on The Quay Overlooking Europe's Largest Natural Harbour
- · Nearby occupiers include JD Wetherspoons, Tesco Express and a number of shops, bars, restaurants and museums



Southampton Airport

Poole is an attractive tourist coastal town located some 5 miles west of Bournemouth. The property is situated in a prominent location in the town centre on The Quay, a busy thoroughfare overlooking Europe's largest natural harbour. The property is within a short walk of Dolphin Quays Shopping Centre, the Thistle Hotel and Sunseeker Wharf (home to Sunseeker Yachts), with other nearby occupiers including JD Wetherspoon, Tesco Express and a number of boutiques, bars and restaurants.

the ground and first floors operating as an emporium and café. The second to fourth floors provide residential accommodation let on a long lease.

Freehold.

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
	Retail/Ancillary Ancillary	392.94 sq m (4,230 sq ft)	EMPORIUM LTD	15 years from 03/07/2015 until 02/07/2030 on a full repairing and insuring lease (4)	(3)	03/07/2020 and 03/07/2025
Second, Third and Fourth	Residential	Not Measured	HENNING WHARF APARTMENTS LTD	125 years from 01/01/2004 until 31/12/2128	£5,200	10 yearly fixed uplifts (5)

791.97 sq m (8,525 sq ft) **Total Commercial Area** 

- Quayside Emporium Limited sublets parts of the premises to local independent operators who trade together alongside the café.
- (See www.quayside-emporium.com 23/02/2015)
  (2) The property is currently undergoing repair and redecorative works due to be completed shortly.
  (3) As to the Quayside Emporium Ltd lease, the current rent is £22,500 p.a. increasing to £45,000 on 3rd July 2017. The seller has agreed to adjust the completion monies so that the unit will effectively produce £45,000 p.a.x. from completion of the sale.

(4) The lease provides a tenant's option to determine on 3rd July 2020.
(5) The lease provides a rental fixed increase by £2,600 p.a. every 10 years. The rent for the residential element will therefore increase to £7,800 p.a. in January 2024 and £10,400 p.a. in January 2034.

Gwen Thomas

Tel: +44 (o)20 7034 4857. Email: gwen.thomas@acuitus.co.uk

Georgina Roberts Tel: +44 (o)2o 7034 4863. Email: georgina.roberts@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP Tel: +44 (o)2o7 32o 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Irwin Mitchell

qo Holbom Viaduct, London EC1N 2PZ. Tel: +44 (o)207 421 3916. Email: sophia.costi@irwinmitchell.com Ref: Sophia Costi.

£50,200 (3)

STRAND STREET