

## lot 18

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

Rent  
**£50,200**  
per annum  
exclusive (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 town

- 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

On Behalf of a  
Major Fund Manager



Photo taken 2013 (2)

## 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

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.

## Description

The property comprises a five storey Grade II listed building with the ground and first floors operating as an emporium and café. The second to fourth floors provide residential accommodation let on a long lease.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	399.03 sq m (4,295 sq ft)	<b>QUAYSIDE EMPORIUM LTD (1) WITH PERSONAL GUARANTEE</b>	15 years from 03/07/2015 until 02/07/2030 on a full repairing (3) and insuring lease (4)	£45,000 (3)	03/07/2020 and 03/07/2025
First	Ancillary	392.94 sq m (4,230 sq ft)				
Second, Third and Fourth	Residential	Not Measured	<b>HENNING WHARF APARTMENTS LTD</b>	125 years from 01/01/2004 until 31/12/2128	£5,200	10 yearly fixed uplifts (5)
<b>Total Commercial Area</b>		<b>791.97 sq m (8,525 sq ft)</b>			<b>£50,200 (3)</b>	

- (1) Quayside Emporium Limited sublets parts of the premises to local independent operators who trade together alongside the café. (See [www.quayside-emporium.com](http://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.

## For further details please contact:

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## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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## Seller's Solicitors:

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