

lot 128 400 Ashley Road, Parkstone Poole, Dorset BH14 0AD

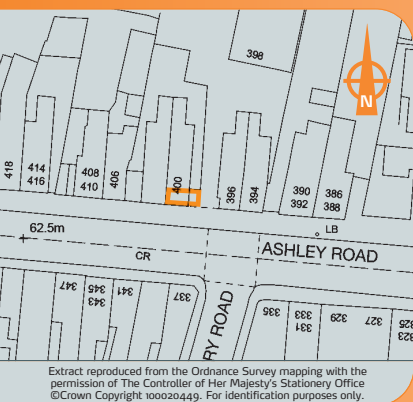
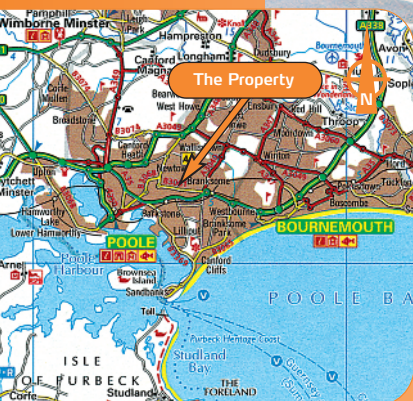
Rent
£6,300 per
annum
exclusive

Freehold Retail/Takeaway Investment

- Retail unit located in popular Poole Suburb
- Prominent frontage onto Ashley Road (B3061)
- Nearby occupiers include Waitrose, Charter Shaw Estate Agents and a mix of independent retailers



On behalf of a Major Fund Manager



Location

Miles: 3 miles north-east of Poole Town Centre
3 miles north-west of Bournemouth
Roads: B3061, A35, A338
Rail: Parkstone Rail and Branksome Rail
Air: Bournemouth International Airport

Situation

The property is situated in the popular suburb of Parkstone just off the A35 on the northern side of Ashley Road (B3061), the main arterial route into Poole. Nearby occupiers include Waitrose, Charter Shaw Estate Agents and a mix of independent retailers.

Description

The property comprises a ground floor retail/takeaway unit with basement ancillary accommodation.

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.	Reversion
Ground	Takeaway (A5)	21.10 sq m (227 sq ft)	PPL CATERING LIMITED t/a Smokeys Flame Grilled Burgers (1)	5 years from 01/11/2015	£6,300	31/10/2020
Basement	Ancillary	Not measured				
Total		21.10 sq m (227 sq ft)			£6,300	

(1) Based on Ashley Road in Poole and now Holdenhurst Road in Bournemouth, Smokeys Flame Grilled Burgers was set up in 2011. (Source: smokeys.co.uk 18/08/2016).

For further details please contact:

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