

## lot 60

# Debbie's Café, Market Cross Sturminster Newton, Dorset DT10 1AN

Rent  
£7,125 per  
annum  
exclusive

Freehold Retail and Residential  
Investment

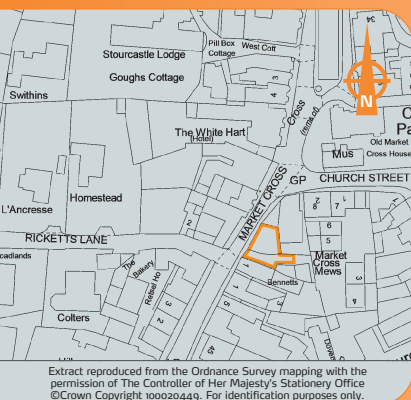
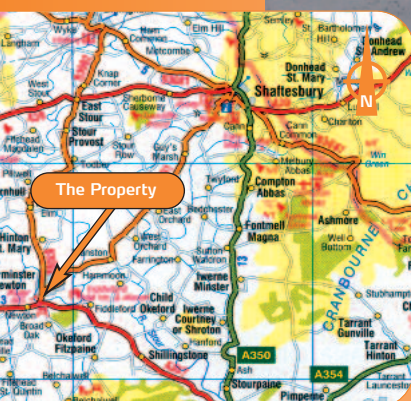
- Ground floor let on a new 5 year lease (subject to option)
- Attractive Dorset Town

- Nearby occupiers include Lloyds Bank and a number of independent retailers



On Behalf of a  
Major Fund Manager

Tenant fitting out



## Location

Miles: 23 miles north-west of Bournemouth  
31 miles south of Bath  
40 miles east of Southampton

Roads: A37, A350

Air: Bournemouth Airport

## Situation

The property is located on the eastern side of Market Cross, close to its junction with Ricketts Lane, in the heart of Sturminster Newton town centre. Nearby occupiers include Lloyds Bank and a number of independent cafés, restaurants and retailers. Church Street and Station Road car parks are located nearby.

## Description

The property comprises a ground floor café with a self-contained flat at first floor which has been let on a long lease.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Café/Ancillary	63.46 sq m (683 sq ft)	<b>INDIVIDUAL</b> (t/a Debbie's Café) (1)	5 years from 05/10/2016 until 04/10/2021 on a full repairing and insuring lease (2)	£7,000	05/10/2019
First	Residential	Not Measured	<b>RUSHAY DEVELOPMENTS LTD</b>	125 years from 24/06/2006 until 23/06/2131	£125	24/06/2021 and 15 yearly (3)
<b>Totals</b>		<b>63.46 sq m (683 sq ft)</b>			<b>£7,125</b>	

- (1) The tenant is due to take occupation imminently.  
(2) The lease provides an option to determine on 05/10/2018.  
(3) The rent reviews are linked to the Retail Price Index.

## 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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