

Lot 36

£90,000 per annum exclusive

152 High Street, Poole, Dorset BH15 1DN

Freehold retail Investment



Tenancy and accommodation

Lot 36

£90,000 per annum
exclusive

Key Details

- Let to Caversham Trading Limited (t/a Brighthouse)
- May 2017 tenant break option removed
- Prominent location on pedestrianised High Street
- Dolphin Shopping Centre nearby with retailers including Marks & Spencer, Boots the Chemist and Primark
- Other nearby occupiers include Sainsbury's Supermarket, JD Wetherspoon and Superdrug
- VAT-free investment in prosperous Dorset town

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 on the western side of the pedestrianised High Street, less than 100m from The Dolphin Shopping Centre. The Dolphin Shopping Centre benefits from retailers including Marks & Spencer, Boots the Chemist, Primark, River Island and Next. Other nearby retailers include Sainsbury's Supermarket, JD Wetherspoon, Superdrug and Starbuck's, with Iceland, Peacocks and Poundland also represented within the town.

Description

The property comprises a large regular shaped ground floor shop with further retail and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	256.20 sq m	(2,758 sq ft)	CAVERSHAM	10 years from	£90,000	(24/05/2022)
Part First	Retail	156.30 sq m	(1,682 sq ft)	TRADING LIMITED	25/05/2012 on a full		
Part First	Ancillary	79.75 sq m	(858 sq ft)	(1) t/a Brighthouse	repairing and insuring lease		
Total		492.23 sq m	(5,298 sq ft)			£90,000	

(1) For the year ending 31st March 2016, Caversham Trading Limited reported a turnover of £67,282,000, pre-tax profits of £4,579,000 and a total net worth of £59,973,000. With over 270,000 customers, Brighthouse is the UK's leading rent-to-own retail chain, providing quality branded home electronics, domestic appliances and household furniture to customers on weekly payments. They currently trade from over 300 stores nationwide (Sources: Experian Group and www.brighthouse.co.uk 20/09/2017).



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