50-52 East Street, Blandford Forum, Dorset DT11 7UE

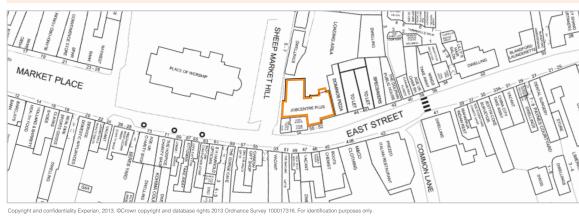
Freehold Job Centre Investment



Tenancy and accommodation

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Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First	Retail/Ancillary Offices/Ancillary	195.84 sq m 86.59 sq m		SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus	10 years from 01/04/2018 until 31/03/2028 (1) on a full repairing and insuring lease	£47,500	01/04/2023
Total		282.43 sq m	(3,040 sq ft)			£47,500	

(1) The current lease is for a term of 10 years expiring 31st March 2018, at a rent of £29,000 per annum. A new lease has been completed for a term of 10 years, from 1st April 2018 until 31st March 2028, subject to a rent review and tenant option to determine on 1st April 2023. The Vendor has agreed to adjust the completion monies so that the property effectively produces £47,500 p.a.x. from completion of the sale.



Acuitus David Margolis +44 (0)20 7034 4862 david.margolis@acuitus.co.uk

Acuitus George Watkins +44 (0)20 7034 4861 george.watkins@acuitus.co.uk Seller's Solicitors: Druces LLP Karen Chapman +44 (0)20 7216 5591

k.chapman@druces.com

Lot 22

£47,500 per annum exclusive



Key Details

- · Let to Secretary of State for Communities and Local Government
- · Renewed 10 year lease from April 2018 (subject to option)
- Tenant in occupation for over 35 years
- · Prominent position opposite Boots the Chemist and Prezzo
- · VAT-free investment
- Attractive and affluent Georgian market town

Location

- Miles: 14 miles north-west of Poole 19 miles north-west of Bournemouth
- 24 miles south-west of Salisbury Roads: A31, A35, A350, A354
- Rail: Poole Railway Station
- Air: Bournemouth Airport

Situation

Blandford Forum is an affluent and attractive Georgian market town. The property is situated in a good trading location on the northern side of East Street, opposite Boots the Chemist, Prezzo and M&Co. The adjoining property has recently been redeveloped to form four shops with tenants including Domino's and Specsavers.

Description

The property comprises a ground floor retail area with the first floor providing offices and ancillary accommodation. There is car parking to the rear for six cars, approached from Sheep Market Hill.

Tenure

- Freehold. VAT
- VAT is not applicable to this lot.

Six Week Completion