

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

Freehold Job Centre Investment

Lot 22

£47,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	195.84 sq m (2,108 sq ft)	SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT	10 years from 01/04/2018 until 31/03/2028 (1) on a full repairing and insuring lease	£47,500	01/04/2023
First	Offices/Ancillary	86.59 sq m (932 sq ft)	t/a Job Centre Plus			
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.

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



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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