

# 140 High Street, Poole, Dorset BH15 1DN

Freehold Retail Investment

**Lot 11**

£48,100 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	169.7 sq m (1,827 sq ft)	A PLAN HOLDINGS (1)	17 years from 13/04/2010 until 29/05/2027 on a full repairing and insuring lease (2)	£48,000	13/04/2022
First and Second	Residential maisonette		INDIVIDUAL	125 years from 24/06/2008	£100	Rent rises by £100 every 25 years
<b>Totals</b>		<b>169.7 sq m (1,827 sq ft)</b>			<b>£48,100</b>	

- (1) For the year ending 28 February 2018, A-Plan Holdings reported a turnover of £93,357,176, pre-tax profits of £29,948,892 and a total net worth of £19,029,747 (Source: Experian Group 25/04/2019).  
 (2) The property is subject to a lease for a term of ten years from 13/04/2010 until 12/04/2020 and a reversionary lease from 13/04/2020 until 29/05/2027.

### Key Details

- Retail let to A Plan Holdings until 2027
- 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

### 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, 100m from The Dolphin Shopping Centre with occupiers including Marks & Spencer, Boots the Chemist, Primark, River Island and Next. Other nearby retailers include Sainsbury's, JD Wetherspoon, Superdrug and Starbucks, with Iceland, Peacocks and Poundland also represented within the town.

### Description

The property comprises retail accommodation on the ground floor and a self-contained residential maisonette on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Commercial Band D. See legal pack at acuitus.co.uk  
 Residential Band E. See legal pack at acuitus.co.uk.



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