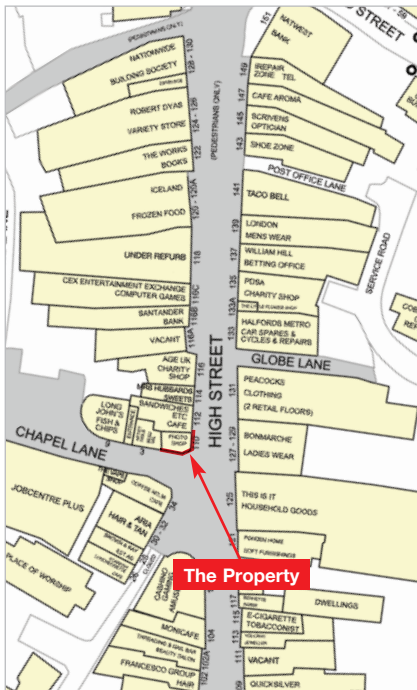


Poole
110 High Street
Dorset
BH15 1DF

- Freehold Shop Investment
- Prominent corner location
- Pedestrianised town centre
- VAT is not applicable
- Current Rent Reserved
£20,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Poole is an attractive and prosperous Dorset town, which has a population of some 130,000. The town lies approximately 36 miles south-west of Southampton and 5 miles west of Bournemouth. The town is located on the A350/A3049, with the M27 Motorway lying approximately 26 miles north-east, with access via the dual carriageway (A31/A348). Poole has the benefit of a direct rail service to London (Waterloo) (fastest journey time 128 minutes). The property occupies a prominent corner position in the pedestrianised town centre, at the junction of High Street and Chapel Lane. Occupiers close by include Bonmarché (opposite), Peacocks, Halfords, Iceland, Santander, Cex, Robert Dyas, Nationwide and NatWest, amongst many others.

Description
The property is arranged on basement, ground and one upper floor. The ground floor provides sales accommodation, whilst storage/workshop space is at basement level and office and staff ancillary space is on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. splay)	5.50 m	(18' 0")
Net Frontage (inc. splay)	4.45 m	(14' 7")
Shop Depth	7.05 m	(23' 2")
Built Depth	8.10 m	(26' 7")
Basement	25.27 sq m	(272 sq ft)
Ground Floor	35.00 sq m	(377 sq ft)
First Floor	33.75 sq m	(363 sq ft)

Tenancy
The entire property is at present let to MATTHEW LANGSFORD for a term of 5 years from 28th April 2017 at a current rent of £20,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information
Website Address: www.thephotoshop-poole.co.uk

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
EPC Rating 90 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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