

Weymouth

29 St Mary Street

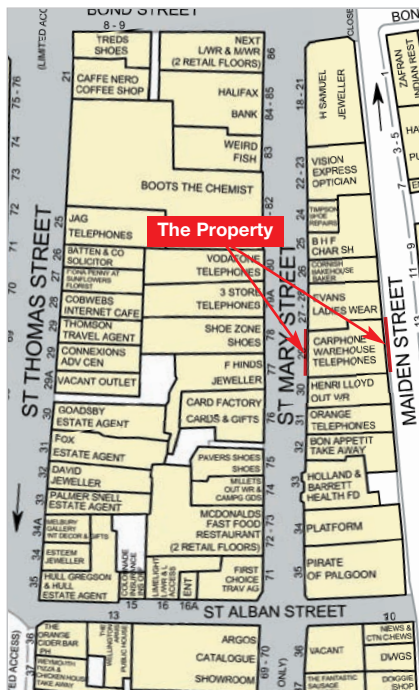
Dorset

DT4 8PN

- Well Located Freehold Shop Investment
- Let to The Carphone Warehouse Ltd
- Lease expires 2017
- Includes two maisonettes
- Rent Review 2012
- Current Rent Reserved

£54,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Weymouth is a popular south coast resort town and port, located approximately 8 miles south of Dorchester and 34 miles west of Bournemouth. The town is located at the intersection of the A353 and A354, which in turn connects with the A35. St Mary Street is a busy pedestrianised retail thoroughfare in the main town centre shopping area. The property is situated adjacent to Evans and close to branches of Boots, Dixons, H Samuel, Vision Express, Holland & Barrett, Early Learning Centre, McDonald's, Millets and F Hinds.

Description

The property is arranged on ground and three upper floors to provide a ground floor shop with two self-contained maisonettes above accessed from Maiden Street to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	8.45 m	(27' 8")
Net Frontage	6.25 m	(20' 6")
Shop Depth	11.50 m	(37' 10")
Built Depth	14.75 m	(48' 4")

First, Second and Third Floors – Two Maisonettes each comprising 4 Rooms, Kitchen and Bathroom

Tenancy

The entire property is to be let to THE CARPHONE WAREHOUSE LTD for a term of 15 years from 17th January 2002 at an initial rent of £54,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the maisonettes are currently sub-let on Assured Shorthold Tenancies.

Tenant Information

No. of Branches: 450 nationwide.
Website Address: www.carphonewarehouse.com
For the year ended 3rd April 2010, The Carphone Warehouse Limited reported a turnover of £1.583bn, pre-tax profits of £61.646m and a net worth of £714.392m. (Source: riskdisk.com 11.01.2011)

VAT

VAT is not applicable to this lot.

Documents

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

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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