

Weymouth

**426 Chickerell Road
Charlestown
Dorset
DT4 9TP**

- **Freehold Convenience Store and Residential Ground Rent Investment**
- Comprising a shop and two flats above (sold off)
- Includes a Post Office counter
- Shop lease expires 2034 (no breaks)
- 2.25% per annum compound uplift at shop review (2)
- Shop lease guaranteed by Bestway Wholesale Limited (1)
- No VAT applicable
- Current Gross Rent Reserved
£20,677 pa⁽¹⁾

**A SIX WEEK COMPLETION
PERIOD OR LONGER IS
AVAILABLE ON REQUEST**



Tenure

Freehold.

Location

Weymouth, with a population of some 52,000, is a popular south coast resort town and port located approximately 8 miles south of Dorchester and 16 miles west of Bournemouth. The town is situated at the intersection of the A353 and A354, which in turn connects to the A35.

This corner property is situated on the north side of Chickerell Road, at its junction with Putton Lane.

Occupiers close by include Papa John's and Budmouth Community Sports Centre, in a largely residential area.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a Post Office counter.

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

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
426	Bestway Retail Limited (1)	Ground Floor 135.15 sq m (1,455 sq ft)	20 years from 19.05.2014 2.25% p.a. compound uplifts every 5th year FR & I	£20,677 p.a. (2)	Rent Review 2024
Flats	Individual(s)	Two Flats	Held on two leases, each for 999 years from 19.05.2014	Peppercorn	Reversions 3013

- (1) Guaranteed by Bestway Wholesale Limited until Bestway Retail Limited posts two consecutive years' net profit at Companies House exceeding £10million. Bestway Retail Limited operates approximately 182 stores and supplies a further 500 (approximately) convenience stores, which are operated by other companies. Website Address: www.bestway.co.uk
For the year ended 30th June 2017, Bestway Wholesale Limited (the Guarantor) reported a turnover of £1.651bn, a pre-tax profit of £6.354m, shareholders' funds of £88.162m and a net worth of £85.255m. (Source: Experian 09.08.2018.)
- (2) The current passing rent is £18,500 per annum, which will rise to £20,677 per annum on 19th May 2019. The vendor will top up the rent so that the vendor effectively receives £20,677 per annum from completion until 19th May 2019.

Total £20,677 p.a.

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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