

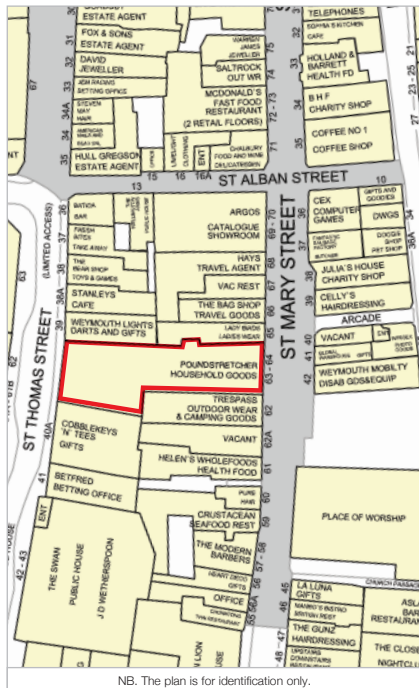
Weymouth

63-64 St Mary Street & 40 St Thomas Street Dorset DT4 8PP

- Freehold Shop and Residential Ground Rent Investment
- Comprising a shop with ancillary accommodation above let to Poundstretcher Limited until 2027 (no breaks)
- Town centre location adjacent to Trespass
- Return frontage onto St Mary Street and St Thomas Street
- Comprising a total of 711 sq m (7,653 sq ft)
- Current Rent Reserved
£85,000 pa

On the Instructions of a
Major UK Fund Manager

**SIX WEEK COMPLETION
AVAILABLE**



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.

The property is located in the town centre on the pedestrianised section of St Mary Street, close to its junction with St Alban Street. The property benefits from a return frontage to the rear onto St Thomas Street.

Occupiers close by include Trespass (adjacent), Argos, Hays Travel, Tesco Express, CEX, McDonald's and the British Heart Foundation, amongst a range of local traders.

Description

The property is arranged on ground and three upper floors to provide a double fronted shop on ground floor with ancillary accommodation above. The upper floors of 40 St Thomas Street have been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 54 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
63-64 St Mary Street and Ground 40 St Thomas Street	Poundstretcher Limited (1)	Ground Floor (Sales) 403.95 sq m (4,348 sq ft) Ground Floor (Store) 9.40 sq m (101 sq ft) First Floor (Store) 143.90 sq m (1,549 sq ft) Second Floor (Store) 153.75 sq m (1,655 sq ft)	10 years from 13.12.2017 Rent review in the 5th year FR & I	£85,000 p.a.	Rent Review 2023
Uppers 40 St Thomas Street	EPI Holdings Limited	Part Ground Rear, First, Second & Third Floors – Residential	999 years from 26.01.2007	Peppercorn	Reversion 3006

(1) Established in 1981, Poundstretcher is the UK's leading variety discount retailer, offering over 5,000 products at some of the lowest prices on the high street in some of their 400 stores nationwide (Source: www.poundstretcher.co.uk, 08.01.2019). For the year ended 31st March 2018, Poundstretcher Limited reported a turnover of £387,442,689, a pre-tax profit of £2,070,416, shareholders' funds and a net worth of £21,574,962. (Source: Experian 08.01.2019.)

Total £85,000 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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