

Dorchester 15-16 South Street Dorset DT1 1BS

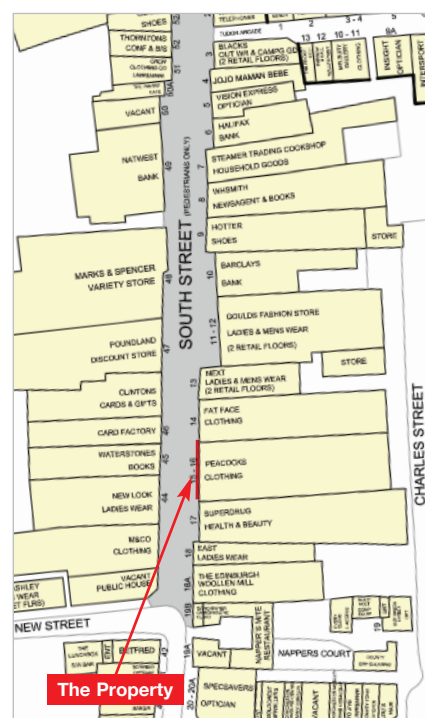
- **First Class Freehold Shop Investment**
- Comprising a total of 1,089.6 sq m (11,730 sq ft)
- Entirely let to Peacocks Stores Ltd until 2041 (no breaks)
- Lease pre dates Landlord and Tenant (Covenants) Act 1995
- Situated in pedestrianised position adjacent to Fat Face and Superdrug
- Attractive and prosperous market town
- No VAT applicable
- Rent Reviews in 2011 & 2016 outstanding
- Current Rent Reserved

£150,000 pa

On the Instructions of



**SIX WEEK COMPLETION
AVAILABLE**



Let to
Peacocks Stores Ltd
until 2041 without breaks

Tenure

Freehold.

Location

Dorchester, the county town of Dorset, is an attractive and prosperous market town located some 7 miles north of Weymouth and 25 miles west of Bournemouth. Transport links are good, with the A35, A37 and A354 trunk roads converging around the town. The property is situated in the heart of the town centre, on the east side of the pedestrianised South Street, adjacent to both Fat Face and Superdrug. Other occupiers close by include Waterstones (opposite), Marks & Spencer, Next, WH Smith, Barclays Bank, NatWest, Clinton Cards and New Look, amongst many others.

Description

This substantial property is arranged on ground and two upper floors to provide a ground floor shop with storage and staff accommodation above. The property benefits from rear loading via Charles Street and a goods lift.

The property provides the following accommodation and dimensions:

Gross Frontage	15.55 m	(51' 0")
Net Frontage	13.20 m	(43' 6")
Shop Depth	38.15 m	(125' 2")
Built Depth	44.25 m	(145' 2")

Ground Floor	567.30 sq m	(6,107 sq ft)
First Floor	482.30 sq m	(5,192 sq ft)
Second Floor	40.03 sq m	(431 sq ft)
Total	1,089.60 sq m	(11,730 sq ft)

Tenancy

The entire property is at present let to PEACOCKS STORES LTD for a term of 60 years from 22nd October 1981 at a current rent of £150,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.peacocks.co.uk
For the year ended 27th February 2016, Peacocks Stores Ltd reported a turnover of £369.711m, a pre-tax profit of £67.879m, shareholders' funds of £142.597m and a net worth of £141.072m. (Source: Experian 01.09.2017.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 74 Band C (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
Seller's Solicitor Ms R Williams, DLA Piper. Tel: 0121 262 5669 e-mail: rachel.williams@dlapiper.com

