

Bournemouth

355 Wimborne Road Winton Dorset BH9 2AD

- **Freehold Shop Investment**
- Let to WH Smith Retail Holdings Limited on a new 5 year lease
- Tenant has been in occupation for over 25 years
- Rebased rent
- Current Rent Reserved
£35,000 pa



Tenure
Freehold.

Location
Bournemouth, with a population of 155,000, is an important regional, commercial and resort town on the south coast located 32 miles west of Southampton. The town benefits from good communications being located on the A35/A338 which leads to the A31 trunk road to the east of the town, which in turn connects to the M27 south coast motorway. Winton is a suburb of Bournemouth which is located some 3 miles north of the town centre.

The property is situated on the east side of Wimborne Road, the principal thoroughfare of Winton, close to the junction with Cardigan Road.

Occupiers close by include Boots Opticians (adjacent), Waitrose, 02, Halifax, Boots Chemist, Superdrug and Clinton Cards among many others

Description

The property is arranged on ground and one upper floor to provide a ground floor shop, with first floor ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	8.05 m	(26' 5")
Net Frontage	7.65 m	(25' 2")
Shop Depth	25.75 m	(84' 6")
Built Depth	30.30 m	(99' 5")

Ground Floor	211.70 sq m	(2,279 sq ft)
First Floor	161.00 sq m	(1,733 sq ft)
Total	372.70 sq m	(4,012 sq ft)

Tenancy

The entire property is at present let to WH SMITH RETAIL HOLDINGS LTD for a term of 5 years from 28th September 2015 at a current rent of £35,000 per annum. The lease contains full repairing and insuring covenants. This is a lease renewal, the tenant was previously paying £41,000 p.a. on a 25 year lease from 25.10.1989

Tenant Information

No. of Branches: 600.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2014, WH Smith Retail Holdings Limited reported a turnover of £164.447m, a pre-tax profit of £105.938m and shareholders' funds and a net worth of £466.645m. (Source: experian.com 25.09.2015.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

