

## Poole

### 58 High Street Dorset BH15 1DA

- **Freehold Shop and Residential Ground Rent Investment**
- **Pedestrianised High Street corner location**
- **Opposite Sainsbury's Local**
- **Shop has new 6 year lease (1)**

#### Tenure

Freehold.

#### Location

Poole is an attractive and prosperous Dorset town, which has a population of some 130,000. The town lies approximately 36 miles south-west of Southampton and 5 miles west of Bournemouth. The town is located on the A350/A3049, with the M27 Motorway lying approximately 26 miles north-east, with access via the dual carriageway (A31/A348). Poole has the benefit of a direct rail service to London (Waterloo) (fastest journey time 128 minutes).

**Total Current Rents Reserved**  
**£16,200 pa**

The property occupies a prominent corner position in the pedestrianised town centre at the junction of High Street, New Orchard and Old Orchard Road.

Occupiers close by include Sainsbury's Local (opposite), Pizza Express and Ladbroke's.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor shop with two flats above sold off on long leases. The ground floor passageway is included.

#### VAT

VAT is applicable to this lot.

#### Documents

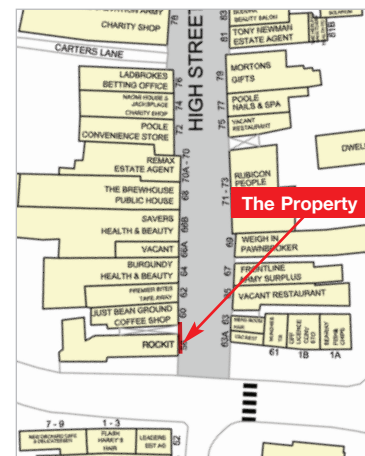
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 174 Band G (Copy available on website).

#### Seller's Solicitor

R Goodlad, Knights.  
Tel: 01865 811770.  
E-mail: [richard.goodlad@knights1759.co.uk](mailto:richard.goodlad@knights1759.co.uk)



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Christopher Bartley (t/a Rockit)	Gross Frontage 5.45 m (17' 10") Net Frontage 4.30 m (14' 2") Shop Depth 18.30 m (60' 0") Built Depth 21.35 m (70' 0")	6 years from 20.07.2017 (1) Rent review 20.07.2020 Tenant's option to break at year 3 FR & I	£16,000 p.a.	Rent Review 2020 Reversion 2023 (1)
First Floor	Individual	Flat	125 years from 24.08.2012 (2)	£100 p.a.	Reversion 2137
Second Floor	Individual	Flat	125 years from 24.08.2012 (2)	£100 p.a.	Reversion 2137

(1) Tenant's option to break at year 3.

(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the qualifying tenants. The property cannot be sold prior to the auction.

**Total £16,200 p.a.**

## Stockton-on-Tees

### 4 Wellington Street Cleveland TS18 1NA

- **Attractive Freehold Retail Investment Opportunity**
- **Prominent town centre location**
- **Entirely let to Cooplend & Son (Scarborough) Ltd**
- **Lease expiring 2027 (1)**
- **VAT not applicable**
- **Rent Review 2022**

#### Tenure

Freehold.

#### Location

Stockton-on-Tees has a resident population of some 179,500 and is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications, being two miles west of the A19 link road and one mile north of the A66 dual carriageway which links the A19 with the A1(M) Motorway.

**Current Rent Reserved**  
**£6,000 pa**

The property is situated on the west side of Wellington Street, a prominent town centre pedestrianised location linking the High Street and Wellington Square Shopping Centre. Occupiers close by include Marks & Spencer, Carphone Warehouse, HSBC, River Island and Caffè Nero.

#### Description

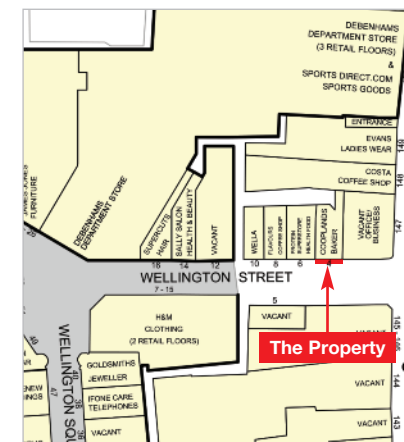
The property is arranged on ground and one upper floor to provide a ground floor shop with storage accommodation on the first floor.

The property provides the following accommodation and dimensions:

**Gross Frontage** 6.85 m (22' 6")  
**Net Frontage** 6.05 m (19' 10")  
**Shop Depth** 9.30 m (30' 6")  
**Built Depth** 12.25 m (40' 2")  
**First Floor** 14.04 sq m (151 sq ft)  
**First Floor (Restricted Access)** 23.99 sq m (258 sq ft)

#### Seller's Solicitor

R Goodlad, Knights.  
Tel: 01865 811770.  
e-mail: [richard.goodlad@knights1759.co.uk](mailto:richard.goodlad@knights1759.co.uk)



#### Tenancy

The entire property is at present let to COOPLAND & SON (SCARBOROUGH) LTD for a term of 10 years from 27th April 2017 at a current rent of £6,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease is contracted within the Landlord & Tenant Act 1954.

(1) There is a tenant's break clause on 25th April 2022.

#### Tenant Information

No. of Branches: 140+.  
Website Address: [www.cooplands-bakery.co.uk](http://www.cooplands-bakery.co.uk)  
For the year ended 31st March 2016, Cooplend & Son

(Scarborough) Ltd reported a turnover of £42.1m, a pre-tax profit of £1.735m, shareholders' funds and a net worth of £12.18m. (Source: Experian 25.11.2017.)

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 113 Band D (Copy available on website).

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