



SITUATION

Occupying a very busy trading position within the town's prime pedestrianised High Street, opposite **Iceland** and amongst such multiples as **Poundland, Santander, Peacocks, Robert Dyas, The Works, Bonmarche, Barclays** and many others.

Poole is a prosperous Dorset town located approx. 30 miles south-west of Southampton, 5 miles west of Bournemouth and benefits from good road links via the A35 and Ringwood Road which links with the A31 and M27.

PROPERTY

A mid-terraced building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** at first and second floor levels. The property benefits from a rear service road via Globe Lane.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'2"
Internal Width	19'8"
widening to	23'0"
Shop Depth	87'10"
Built Depth	97'10"
Sales Area	Approx 1,860 sq ft
3 WC's	

First Floor Ancillary

Area	Approx 790 sq ft
WC	

Second Floor Ancillary

Area	Approx 530 sq ft
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Total Area	Approx 3,180 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches)** for a term of 20 years from 12th March 2003 at a current rent of **£50,000 per annum** exclusive.

***Reserve below £450,000**

Gross Yield 11.1%
6 week completion



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Joint Auctioneers

Anthony Filer & Co

Tel: 020 8459 5855 Ref: Anthony Filer

Email: anthony@filer.co.uk

Vendor's Solicitors

Solomons Solicitors

Tel: 01202 802 807 Ref: Paul Solomons

Email: paul@solomonslaw.co.uk

£50,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page