



Tenure

Freehold.

Location

Bridport is an attractive and prosperous Dorset market town and is also a popular tourist destination. The town is located on the A35, some 9 miles east of Lyme Regis and 15 miles west of Dorchester. This corner property is situated on the north side of the main retail thoroughfare East Street (B3162), at its junction with Barrack Street, diagonally opposite the East Street pay and display town centre car park.

Occupiers close by include Barclays Bank, Subway, Fat Face, Waterstones, NatWest, HSBC, Specsavers, Card Factory, WH Smith, Mountain Warehouse and Holland & Barrett, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with return frontage and two self-contained flats above (one on first floor level and one on second floor level) which are accessed from Barrack Street to the side. To the rear of the property, there is a lean-to store, as well as an additional store which provides an ancillary office.

The property provides the following accommodation and dimensions:

Gross Frontage	7.90 m	(25' 11")
Shop Depth	10.80 m	(35' 5")
Built Depth	13.95 m	(45' 9")
Ground Floor (Retail)	84.35 sq m	(908 sq ft)
Ground Floor Rear (Storage)	19.10 sq m	(206 sq ft)
First Floor Rear (Storage)	21.40 sq m	(230 sq ft)
First Floor Flat – 3 Rooms, Kitchen, Bathroom		
Second Floor Flat – 3 Rooms, Kitchen, Bathroom		

Tenancy

The entire property is at present let to BESTWAY RETAIL LIMITED, guaranteed by Bestway Wholesale Ltd (2), for a term of 20 years from 29th November 2013 at a current rent of £30,000 per annum. The lease provides for 2.25% per annum compound uplifts every fifth year of the term and contains full repairing and insuring covenants.

(1) The current passing rent is £30,000 per annum, which will rise to £33,530 per annum on 29th November 2018.

Tenant Information

(2) Guaranteed by Bestway Wholesale Limited until Bestway Retail Limited posts two consecutive years' net profit at Companies House exceeding £10million.

Bestway Retail Limited operates approximately 182 stores and supplies a further 500 (approximately) convenience stores, which are operated by other companies.

Website Address: www.bestway.co.uk

For the year ended 30th June 2017, Bestway Wholesale Limited (the Guarantor) reported a turnover of £1.651bn, a pre-tax profit of £6.354m, shareholders' funds of £88.162m and a net worth of £85.255m. (Source: Experian 09.08.2018.)

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

For EPC Rating please see website.

Bridport

57 East Street

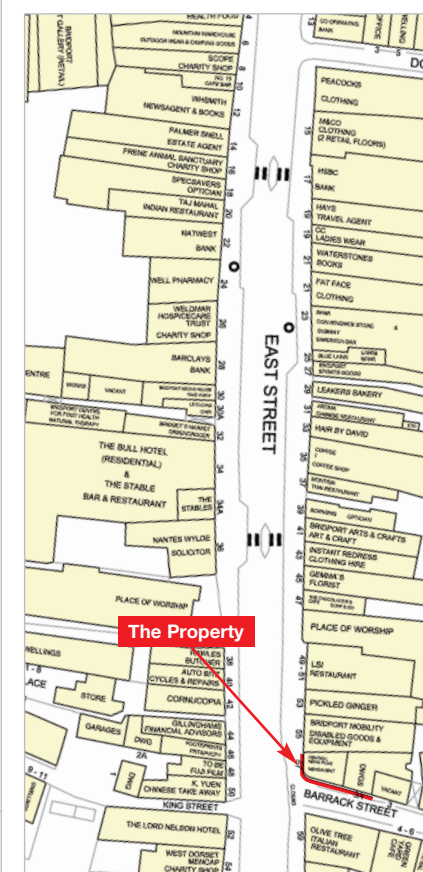
Dorset

DT6 3JX

- **Freehold Shop and Residential Investment**
- Comprises a shop with two self-contained flats
- Lease expires 2033 (no breaks)
- Attractive Grade II listed building
- 2.25% p.a. compound uplift at review
- Lease guaranteed by Bestway Wholesale Limited (2)
- VAT is not applicable
- Rent Review 2023
- Current Rent Reserved

£33,530 pa⁽¹⁾

SIX WEEK COMPLETION AVAILABLE



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 M Lester Esq, WGS Solicitors. Tel: 0207 298 1590 e-mail: m.lester@wgs.co.uk

Joint Auctioneer M Braier Esq, Savoy Stewart. Tel: 0207 478 9112 e-mail: mb@savoystewart.co.uk