

Shaftesbury

42 High Street

Dorset

SP7 8JG

- **Attractive Freehold Shop Investment**
- Let to WH Smith Retail Holdings Ltd on a lease and reversionary lease expiring in April 2025 (without breaks)
- Regearred rent
- Attractive period property in heart of town centre
- Self-contained maisonette above
- Popular Dorset town
- VAT is not applicable
- Rent Review June 2018 and 2023
- Total Current Rents Reserved

£33,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Shaftesbury is a historic Dorset town with a total catchment population, within a 15 minute drive time, of some 25,865, and is located approximately 18 miles west of Salisbury and 23 miles east of Yeovil. Shaftesbury is well located on the A30 and is connected to the A303 via the A350.

The property is situated on the north side of High Street, which is the main shopping street in this historic and attractive town centre.

Occupiers close by include The Edinburgh Woollen Mill, Superdrug, Lloyds Bank, Boots, M&Co, Santander and Ladbrokes.

Description

This attractive property is arranged on ground and two upper floors to provide a double fronted shop, which benefits from ancillary accommodation to the rear and at part first floor level. The remainder of the first floor and the second floor comprise a self-contained former maisonette, which is approached from an entrance at the front leading to an alley and staircase. This is presently uninhabitable and is used by WH Smith for storage purposes and has refurbishment potential. There is an unused garden at the rear. We understand that the tenants have recently refurbished the property externally.

The property provides the following accommodation and dimensions:

Gross Frontage	10.75 m	(35' 3")
Net Frontage	8.70 m	(28' 6")
Shop Depth	16.70 m	(54' 9")
Built Depth	23.75 m	(77' 11")
Ground Floor Shop	121.0 sq m	(1,302 sq ft)

Ground Floor Store	31.0 sq m	(334 sq ft)
Part First Floor Ancillary	38.5 sq m	(414 sq ft)
Part First and Second Floor Maisonette – Five Rooms, Former Kitchen and Bathroom		

Tenancy

The entire property is at present let to WH SMITH RETAIL HOLDINGS LIMITED on a lease and reversionary lease, for a term of years expiring on 29th April 2025, at a current rent of £33,000 per annum (regeared from £36,500 p.a.). The lease provides for rent reviews in June 2018 and June 2023, and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 600 stores on the High Street and over 600 stores at airports, train stations, hospitals and motorway services. (Source: www.whsmith.co.uk)

For the year ended 31st August 2014, WH Smith Retail Holdings Ltd reported a turnover of £164.447 million, a pre-tax profit of £105.938 million and a net worth of £466.645 million. (Source: Experian 12.11.2015)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 72 Band C (Copy available on website).
Flat EPC Rating 35 Band F (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

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