

LOCATION

The property is situated in a prime location fronting Poole's pedestrianised High Street, between Lagland Street and Chapel Lane. The Chapel Lane public car park is located directly to the rear of the property whilst the **Dolphin Shopping Centre** is also within close proximity.

Nearby occupiers include The Works, Robert Dyas, Santander, Mountain Warehouse, Nationwide, Savers, CEX and Bon Marche.

DESCRIPTION

The property comprises an attractive two storey building with rear loading access.

The retail unit comprises accommodation on ground floor and part first floor. The ground floor is arranged with a large open plan sales area with rear ancillary accommodation and loading access. A stock room is situated on part of the first floor.

A separate vacant area is located on the first floor towards the front of the building with direct access to the High Street via an internal stairwell. The space is provided in shell condition and is potentially suitable for conversion to residential use or, alternative commercial uses (office, studio etc), subject to the necessary consent. A previous planning consent (now expired) achieved a change of use for two Ix bed flats of this area. The application also incorporated the separate space at the rear of the property retained on a Long Lease (7 flats in total)

The rear part of the building comprises additional void space but is subject to a Long Leasehold interest.

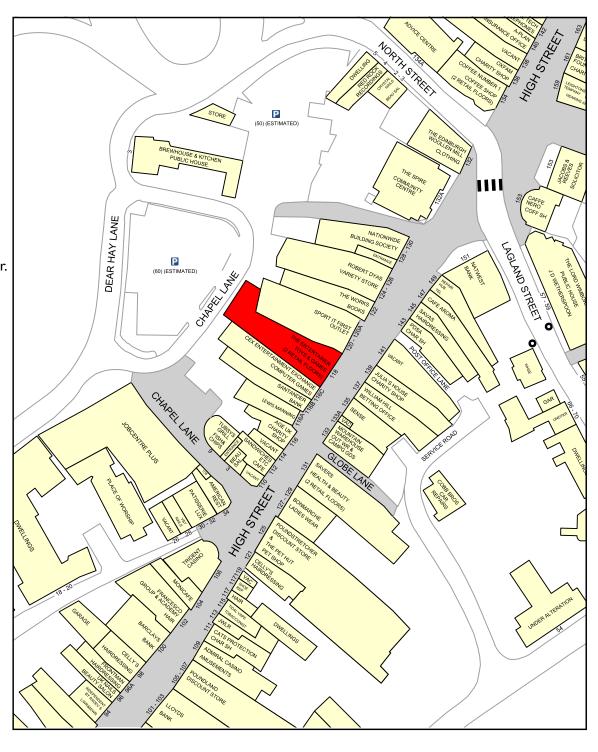
The premises has the following approximate areas:

Floor	Accommodation	Sq M	Sq Ft
Ground	Retail sales	258	2,777
	Retail ancillary	64	689
First	Retail stock room	166	1,787
	Vacant (potential for development)	105	1,130

TENURE

Freehold, subject to an occupational lease to The Entertainer (Amersham) Limited.

The rear part of the building is subject to a long leasehold interest.



LEASE TERMS

The retail unit is let to The Entertainer (Amersham) Limited on a 6 year effective full repairing and insuring lease from 28/01/2022, subject to an open market rent review on 28/01/2027, at a current passing rent of £50,000 per annum exclusive.

COVENENT

The Entertainer (Amersham) Limited (Company No. 02057757) has a Credit Score of 96/100 (Very Low Risk). It provides a strong covenant with a turnover of £208m in 2024 and pre tax profits of £7.88m. The most recent accounts show the following

	27 Jan 2024	28 Jan 2023
Turnover	£208,360,000	£220,747,000
Pre Tax Profit	£7,978,000	£7,653,000
Net Worth	£52,360,000	£46,213,000

PROPOSAL

We are instructed to seek offers in the region of £575,000 (Five Hundred and Seventy Five Thousand Pounds) exclusive.

EPC

An EPC has been commissioned and will be provided shortly.

VAT

The property is elected for VAT and we anticipate that the sale will be undertaken as a Transfer of a Going Concern (TOGC).

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

VIEWING

Strictly by appointment via the sole agents Sibbett Gregory:

Alastair Knott

Telephone: 01202 661177

Email: alastair@sibbettgregory.com





Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the

IMPORTANT NOTE

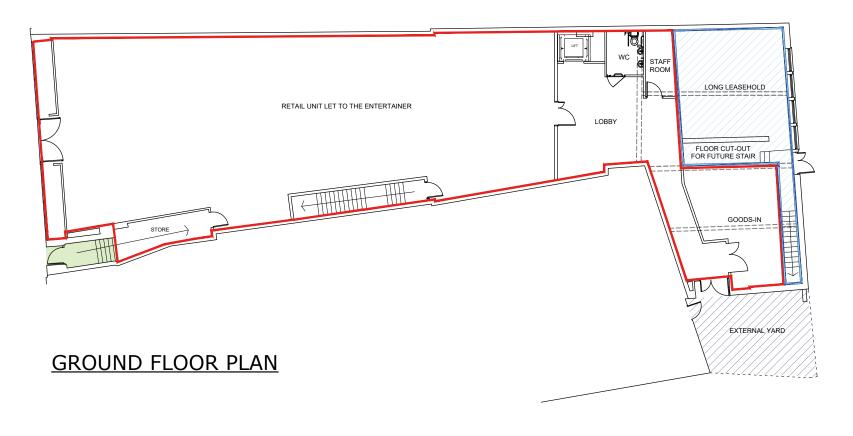
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

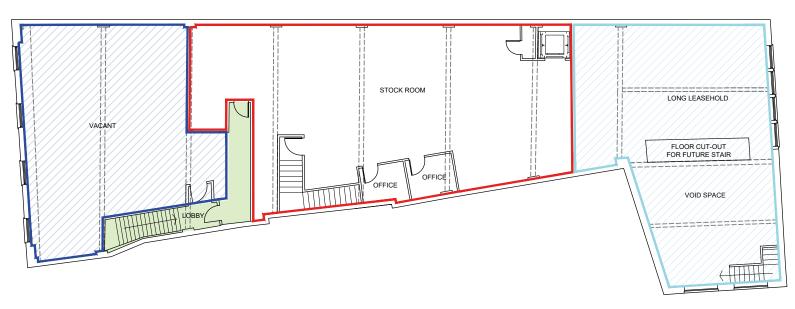
DENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.









FIRST FLOOR PLAN