

FOR SALE – RETAIL INVESTMENT WITH DEVELOPMENT OPPORTUNITY

118 HIGH STREET | POOLE | DORSET | BH15 1DF

sibbett
gregory



INVESTMENT SUMMARY

- Let to The Entertainer (Amersham) Limited
- Prominent position on Poole's pedestrianised High Street
- Large retail unit – approximately 5,253 sq ft (488 sq m)
- Part vacant first floor space (1,130 sq ft) potentially suitable for redevelopment (STP)
- Nearby occupiers include The Works, Mountain Warehouse, Robert Dyas and Santander



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

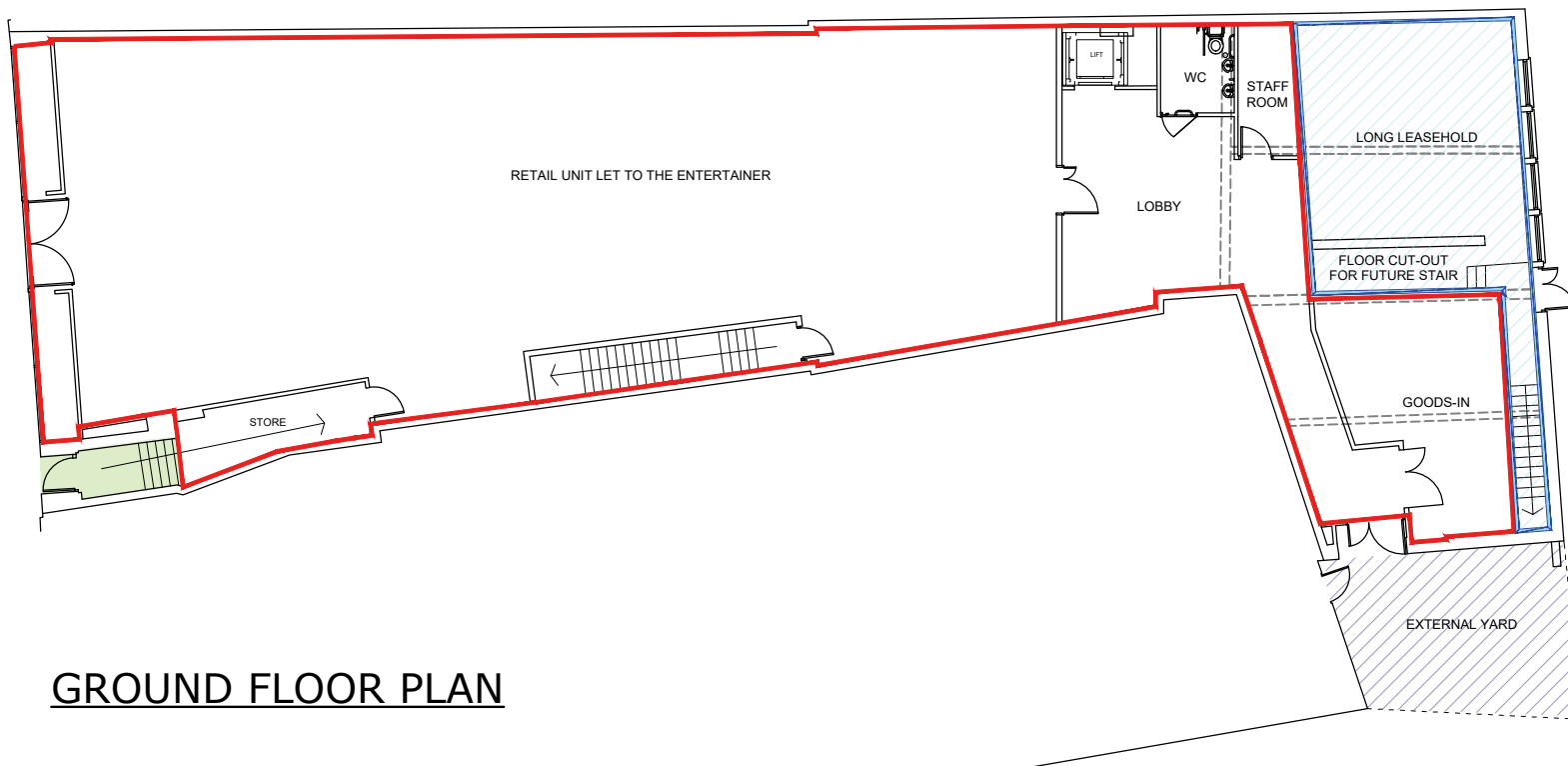
Email: alastair@sibbettgregory.com



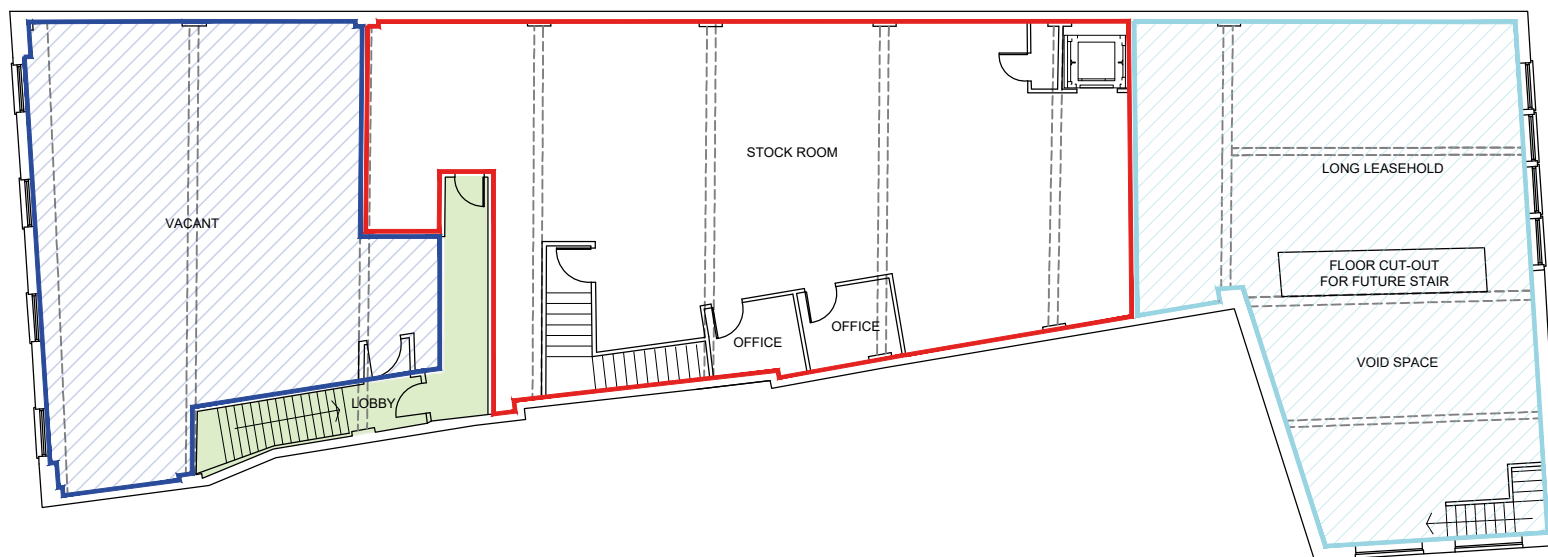
FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

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.

IDENTIFICATION
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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN