

# FOR SALE SUBSTANTIAL MIXED USE INVESTMENT

139 - 141 HIGH STREET | POOLE | DORSET | BH15 1AS



**sibbett  
gregory**





- Substantial freehold retail and residential investment property.
- Located in Poole town centre fronting the popular High Street.
- 139 High Street is let to Julias House. 141 High Street (former Taco Bell) now vacant.
- 7 upper floor flats all let on Assured Shorthold Tenancies.
- Current income totalling £80,858 per annum (potential income of £110,858 pa following letting of 141 High St).
- Offers invited in excess of £1,000,000 exclusive.



## LOCATION

The property is prominently situated in the centre of Poole facing the pedestrianised section of the High Street and approximately a 5 minute walk to Poole railway station. The Dolphin Shopping Centre is approximately 5 minute walk, whilst the historic Old Town and Quay are approximately 10 minute walk south. The High Street comprises a mix of retail, restaurant, commercial and residential uses.

Nearby operators include Mountain Warehouse, Sense, Robert Dyas, The Entertainer, Santander, The Works, Shoezone, Coffee #1, Natwest, Nationwide and various others. A number of public car parks are located nearby.

## DESCRIPTION

The property comprises a substantial three storey mixed use premises, comprising 2 ground floor shops with 7 flats above. The buildings are not listed by Historic England but are located within the Poole Town Conservation Area and are locally registered as Heritage Assets.

### **139 High Street with Flats 1-3, 14 Globe Lane, Poole**

A mid-terrace, mixed use property with a ground floor retail unit and three residential flats on the first and second floors. The shop has direct High Street frontage. Built circa 1921 of brick construction under pitched tiled roof.

The specification of the shop includes a suspended ceiling with inset modular lighting and air conditioning. A partitioned store room and disabled WC are also provided along with an office and kitchenette. The property also benefits from rear loading and allocated parking with the potential to park two cars.

Flats 1-3 are arranged over the first and second floors above 139 High Street, accessed from the rear off Globe Lane. They comprise one studio flat and two large one bedroom flats.



## 141 High Street with Flats 1-4, Post Office Lane

141 High Street is a large end of terrace mixed use property comprising a ground floor retail unit with four residential flats above, arranged over the first and second floors. We understand this ornate building dates from the Victorian period.

The ground floor commercial unit was until recently occupied by a Taco Bell restaurant and still includes much of their fit out, including suspended ceilings with inset modular and pendant lighting, air conditioning and powered internal security shutters, kitchen/food preparation area together with cloakrooms and storage areas.

Flats 1-4 arranged on the first and second floors above 141 High Street are accessed from a self-contained entrance on Post Office Lane. The flats were subject to a comprehensive refurbishment in 2016 and comprise a studio flat and three one bedroom flats.

## TENANCIES, FLOOR AREAS & EPC RATINGS

### Commercial

Address	Tenant	Net Internal Area	Rent (per annum exclusive)	Repair	Lease Start	Lease Expiry	1954 Act	EPC Rating
139 High Street	Julia's House	1,365 sq ft	£20,000	FRI	22/10/21	21/10/27	Inside	C-66
141 High Street	Vacant	1,970 sq ft	Vacant (Estimated Rental Value of £30,000 pa)					C-70





TENANCIES, FLOOR AREAS & EPC RATINGS

Residential

Address	Accommodation	Net Internal Area	Rent	Lease Type	EPC Rating
Flats 1-3, 14 Globe Lane, BH15 1SG (located above 139 High Street)					
Flat 1	Studio	364 sq ft	£7,092	AST	E
Flat 2	One Bedroom	619 sq ft	£9,192	AST	D
Flat 3	One Bedroom	667 sq ft	£9,240	AST	D
Flats 1-4, Post Office Lane, BH15 1EY (located above 141 High Street)					
Flat 1	Studio	398 sq ft	£8,400	AST	D
Flat 2	One Bedroom	432 sq ft	£8,367	AST	D
Flat 3	One Bedroom	474 sq ft	£8,367	AST	D
Flat 4	One Bedroom	540 sq ft	£10,200	AST	D
Total Gross Residential Income (per annum)			£60,858		

\*The flats were individually measured on a net internal sales area basis excluding communal halls / corridors.

Gross income currently receivable is £80,858 per annum.

Gross potential income is £110,858 per annum (following the letting of 141 High Street).

PRICE GUIDE

Offers are invited in excess of £1,000,000 exclusive.





## VAT

We understand the property has not been elected for VAT purposes.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## AML

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

## VIEWING

Strictly by appointment with the sole agents, Sibbett Gregory:

**Alastair Knott**

Tel: 01202 661177

Email: [alastair@sibbettgregory.com](mailto: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



