



Freehold For Sale

3 Storey Mixed-Use
Investment Located
In Prominent High
Street Location

145 HIGH STREET
POOLE, DORSET
BH15 1AS

Summary

- Prominent 3 storey mixed-use investment
- Comprising a ground floor lock-up shop and two 1 bedroom flats above
- Ground floor shop let on a new 10 year lease at £18,000 per annum exclusive
- Residential units let on AST's generating a rental of £21,000 per annum exclusive



Proposal:

Total current rental income:

£39,000 per annum excl.

Quoting Price:

£475,000

A purchase at this level reflects a net initial yield of 7.85% after the deduction of purchaser's costs of 4.59%.



Location

- The premises occupy an excellent trading position within Poole's pedestrianised High Street
- A number of multiple retailers are represented within the High Street such as Lloyds Bank, Café Nero, Coral, Savers and Taco Bell
- The premises are located in close proximity to Poole Quay, which is an attractive destination with a number of restaurants and retail offerings available



LLOYDS BANK

CAFFÈ
NERO

CORAL



145 HIGH STREET, POOLE, DORSET, BH15 1AS

Description

- The premises are arranged over 3 storeys and comprise and ground floor lock-up shop with two 1 bedroom flats above
- The flats are accessed via a separate entrance from the rear and are well presented throughout
- The ground floor shop trades as a Barber Shop and comprises an open plan sales area with staff and store facilities to the rear

Accommodation

The accommodation with approximate areas are arranged as follows:

Ground Floor Retail

Sales area	44.54 sq m // 479.25 sq ft
Store	????? sq m // 9.69 sq ft
Rear electric cupboard	1.54 sq m // 16.57 sq ft
Rear store	1.44 sq m // 14.49 sq ft
Rear kitchen	7.57 sq m // 81.45 sq ft
Rear treatment room	7.31 sq m // 78.66 sq ft
Total net internal area approx.	63.3 sq m // 681.11 sq ft

Flat A (First Floor)

Lounge/kitchen	20.03 sq m // 215.61 sq ft
Bedroom	11.97 sq m // 128.85 sq ft
Bathroom	5.29 sq m // 59.94 sq ft
Total gross internal area approx.	37.29 sq m // 401 sq ft

Flat B (Second Floor)

Lounge/kitchen	19.2 sq m // 206.67 sq ft
Bedroom	12.96 sq m // 139.50 sq ft
Bathroom	2.17 sq m // 23.36 sq ft
Total gross internal area approx.	34.33 sq m // 370 sq ft



Tenancies

Accommodation	Tenant	Lease Term	Tenant Break Clause	Rent Review	Deposit	Rent per annum exclusive	Type of Lease
Ground Floor Retail	2 x private individuals	New 10 year lease from completion	5 year tenant only break option	5 year upward only open market	None	£18,000	Effective full repairing and insuring
Flat A (First Floor)	A private individual	12 month AST	n/a	n/a	£850	£10,200	AST
Flat B (Second Floor)	A private individual	12 month AST	n/a	n/a	£900	£10,800	AST

Total:
£39,000

Proposal

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Quoting price £475,000

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Tenure

Freehold.

Legal Costs

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





EPC Ratings

Ground floor retail	D - 83
Flat A	D - 66
Flat B	D - 65

VAT

We have been informed by our client that the premises are currently not elected for VAT.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

Viewings

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.