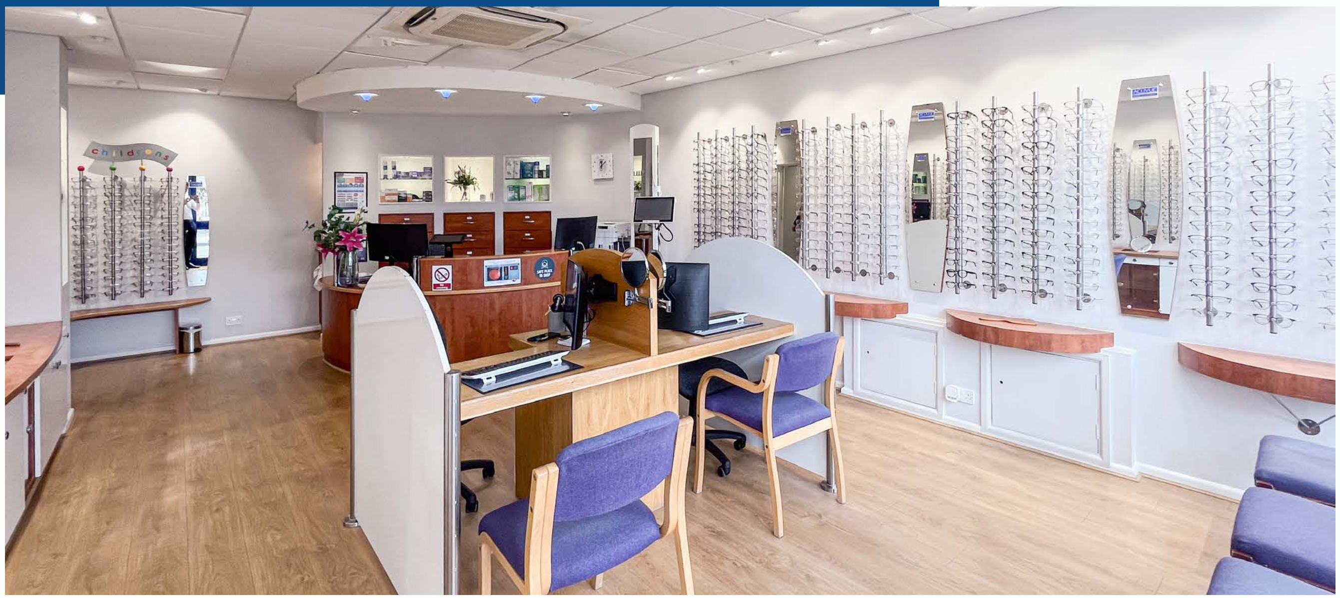
For Sale Freehold

RETAIL INVESTMENT OPPORTUNITY ON BUSY MAIN THOROUGHFARE

279 ASHLEY ROAD, PARKSTONE, POOLE, DORSET, BH14 9DS

Summary

- Retail unit arranged over ground and basement level, let to Ian Underwood Ltd
- New renewal lease by reference completed September 2023 for a term of 10 years
- Upward only open market rent review and a break option at year 5
- Well presented throughout
- VAT exempt
- Tenure – freehold
- The flat above has been sold off by way of a new 125 year lease



Proposal:

Total current rental income:

£18,000 per annum excl.

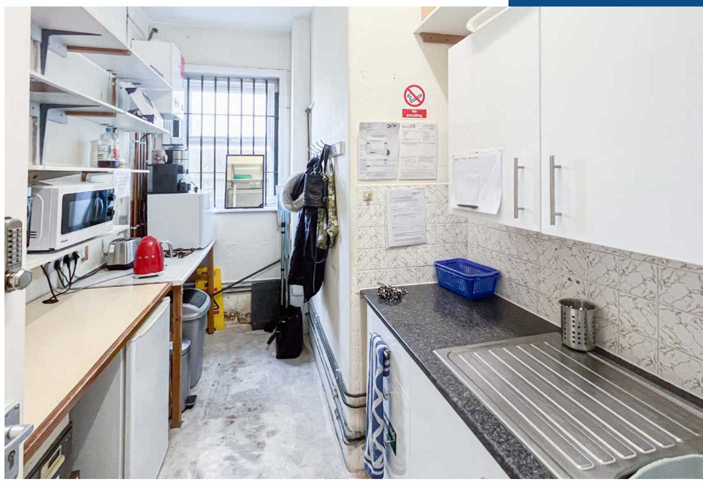
Quoting Price:

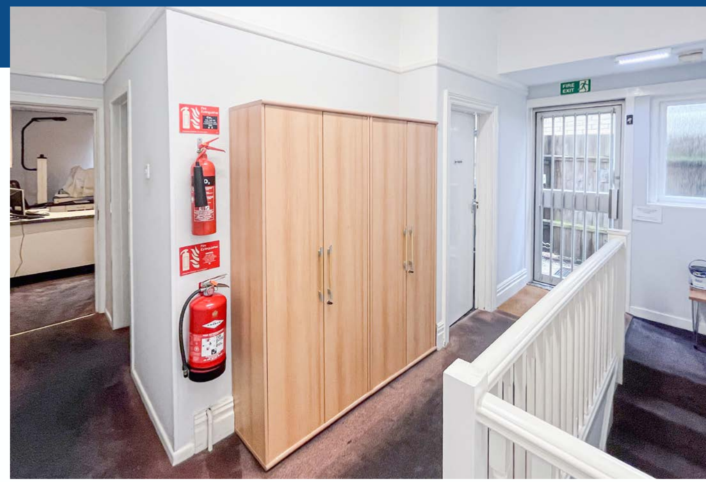
£242,500

Location

- The property occupies an established trading position within Parkstone principle shopping thorough of Ashley Road, where number multiple retailers may be found, together with a wide variety of independent outlets.
- Waitrose, Boots, Iceland, Co-op and British Heart Foundation are all located on Ashley Road. Between the hours of 8.00am to 6.00pm Monday to Saturday, 30 minute limited wait roadside parking is available on Ashley Road.
- The area is also characterised by its mix of local independent retailers, coffee shops, restaurants, takeaways and financial/professional service providers. There are a number of pay and display car-parks in the vicinity.

>> Location Map   >> Street View





Description

- The property is arranged over ground and basement levels and currently comprises an initial open plan sales areas with an internal corridor leading to two treatment/assessment rooms.
- Also located to the rear of the property is a single WC with wash hand basin and access to a basement which is currently used as a staff room and for ancillary storage purposes.
- There is also a rear car park.

Tenancies

Retail

Tenant	Ian Underwood Limited
Term	10 Years from 2nd September 2023
Rental Income	**£18,000 per annum** exclusive
Type of Lease	Full repairing and insuring, subject to a photographic schedule of condition
Break Clause	2nd March 2028
Rent Review	Upward only to the open market - 2nd January 2028

Tenure

We have been informed by our client that the premises are secured on a freehold basis.

The two flats above have been sold off by way of a long leasehold interest for a term of 125 years from 2022.

Rateable Value

£8,200 (from 1.4.26) 100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to conditions).

Price

£242,500

EPC Ratings

D - 85

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewings

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

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Important

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.