

# FOR SALE

## Commercial Investment

at

**42-44 Hunt Road  
Somerford  
Christchurch  
BH23 3BN**

- \* Whole building let to One Stop Stores Ltd (part of Tesco Stores Limited Group)
- \* 15 year lease term from 24<sup>th</sup> June 2019, subject to tenant break clause in 2029
- \* Current rent - £32,500 pax  
Next review June 2024
- \* Located in centre of densely populated former Local Authority Housing Estate
- \* Shop – 1,682 sq ft  
Stores – 785 sq ft
- \* 2 x 3 bed s/c flats over
- \* Price – 485,000 Freehold



Reference: SGC/6420

## LOCATION

The property occupies a central location in the very heart of the former Local Authority Housing Estate at Somerford an area abutting the main A35 Christchurch Bypass and Somerford Road, approximately a mile to the east of Christchurch Town Centre.

The Meteor Retail Park with the likes of Aldi, TK Maxx and Sports Direct is opposite this densely populated residential estate.

The property sites at the junctions of Hunt Road and Druitt Road and enjoys some on site car parking as well as unlimited on-street car parking.

## ACCOMMODATION

### Ground floor

### One Stop

Retail Area 1,682 sq ft

Store 785 sq ft

Cloakroom / WC

### First/second Floors

Access from Druitt Road to 2 self-contained, 3 bed flats over.



## LEASE

The whole property is let to One Stop Ltd (part of the Tesco Stores Ltd Group) for a term of 15 years from 24<sup>th</sup> June 2019 at a current rent of £32,500 pax subject to upward only review in June 2024 and 2029. There is also a tenant break clause in June 2029.

The lease is on full repairing and insuring terms. One Stop have the ability to sub-let the two flats over.

Copy lease available on application.

## PRICE

£485,000 Freehold subject to and with the benefit of the lease to One Stop Stores Ltd of the whole.

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Shop – Band B

Assessment - Flat 1 –Band D

Assessment - Flat 2 - Band E

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Further information available from Sole Agents:-



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