

**TO LET**  
**QUAYSIDE RESTAURANT / CAFE / LEISURE OPPORTUNITY**  
PLANNING CONSENT GRANTED



**RETAIL**

**goadsby**

**1 HIGH STREET**  
POOLE, DORSET, BH15 1AB



*A superb restaurant/cafe opportunity overlooking Poole Quay, providing an attractive waterside location.*



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s19945



## ■ Poole

Poole has a population of approximately 147,645 people and together with adjacent Bournemouth, comprises a substantial and prosperous conurbation on the south coast.

It is located approximately 108 miles south-west of London, 6 miles west of Bournemouth and 35 miles south west of Southampton. The Town benefits from excellent road and rail communications with the A35 providing a direct route east to Bournemouth and to the M27 motorway which in turn provides access to Southampton, the M3 motorway and the national motorway networks. Frequent rail services connect Poole to London (Waterloo)

## ■ Situation

The site occupies a prominent position on the High Street fronting Poole Quay and is surrounded by a mix of residential, restaurant, retail and leisure uses.

## ■ Description

Forming part of a new mixed use development, the subject premises will comprise a large ground floor unit, benefitting from A3 restaurant/cafe planning consent.

The property will benefit from excellent return frontage to the High Street & Poole Quay and will offer an outside seating area. The unit will be presented in shell condition.

## ■ Summary of Accommodation

Commercial area (including storage area)

204 sq m // 2,196 sq ft

## ■ Parking/Planning Authority

The site has planning consent for 'Demolition of the existing building and erection of a part two storey and a part 5 storey building comprising a commercial unit on the ground floor and 9 residential units above'. Application Reference:- APP/15/01795/F

## ■ Tenure

Available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

## ■ Rent

£50,000 per annum exclusive of all other outgoings.

## ■ Marketing Information

The following information is available from the agents:-

- CGIs
- Site plan
- Planning documents including floor plans



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.

## ■ EPC Rating

D - 79

## ■ Legal Costs

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

## ■ VAT

We have been informed by the vendor that the premises are currently elected for VAT.

## ■ Viewing

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



## ■ Important

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.



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