

TO LET PRIME HIGH STREET RETAIL UNIT

171-173 HIGH STREET | POOLE | DORSET | BH15 1AU



**sibbett
gregory**



SUMMARY

- Prime position fronting the pedestrianised Poole High Street.
- 286 sq m (3,077 sq ft) with accommodation over two floors.
- High footfall position adjacent to the High Street level crossing.
- A1 retail use (alternative uses may also be considered STPP) .
- Close to consented cinema development.



LOCATION

The property is situated in an excellent position fronting the pedestrianised Poole High Street shopping area. The property benefits from a high level of passing footfall and is located adjacent to the High Street level crossing. The level crossing is in regular use and many people congregate outside the property when the barriers are down.

Nearby operators include **WH Smith, Grapetree, Superdrug, Cards Direct, Saltrock, Delfino Lounge (Loungers), Coffee#1, Cornish Bakehouse, Vodafone** and various others.

The property is within close proximity to the **Dolphin Shopping Centre** and various public car parks. The owners of the Dolphin Centre have recently achieved planning consent to redevelop the former Argos building fronting Falkland Square. **Empire Cinemas** have signed to take an 8 screen, 725 seat cinema with a pop up screen on the roof. There are various A3 units planned on the ground floor. Contractors are due on site shortly with a proposed 2020 handover. This is part of a wider plan to regenerate Poole Town Centre and significant public realm improvements are also planned.

DESCRIPTION

The property comprises an attractive two storey retail unit with rear loading access.

The ground floor is currently configured with open plan sales accommodation and separate partitioned office accommodation to the rear. A loading door provides access to a rear loading area accessed from Pitwines Close.

A rear staircase provides access to a sizeable first floor area which provides storage, ancillary staff accommodation and WC's.

The property has the following approximate net internal floor areas:

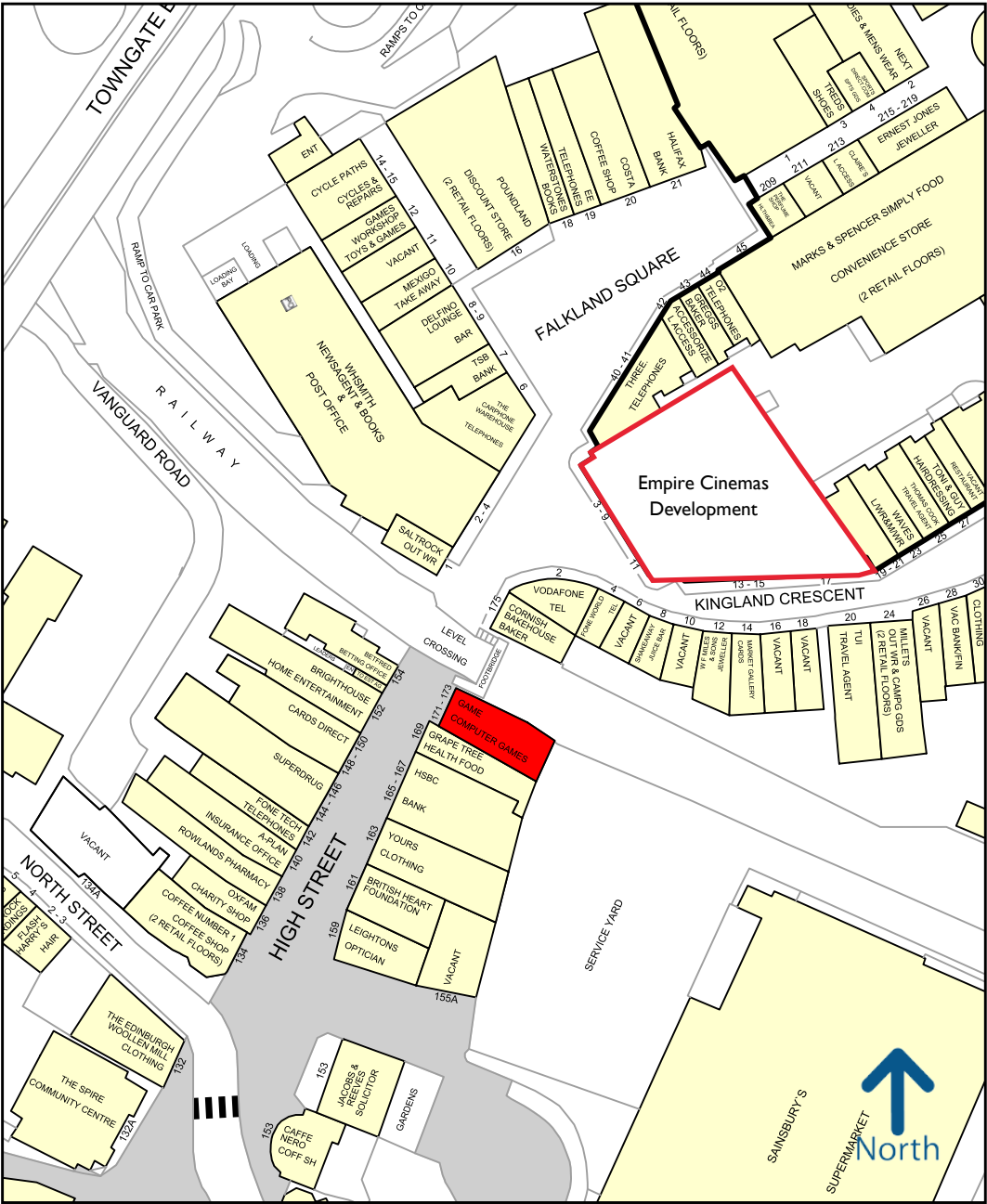
Ground Floor	1,657 sq ft	(154 sq m)
First Floor	1,420 sq ft	(132 sq m)
Total	3,077 sq ft	(286 sq m)

TENURE

The property is available, subject to vacant possession, by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£57,500 per annum. Rent is exclusive of business rates, insurance and VAT.





BUSINESS RATES

We are verbally informed that the property has a rateable value of £47,750. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

EPC

The property has an energy rating of D-100. A copy of the full EPC is available on request.

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class A1 (retail) within the Town & County Planning (Use Classes) Order 1987. Alternative uses may be acceptable, subject to the necessary consents.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the sole agents Sibbett Gregory:

Alastair Knott
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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