

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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£19945

■ Poole

Location Map

Streetview

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) with a journey time of approximately 1 hour 50 minutes.

Poole benefits from having the second largest natural harbour in the world and, in addition to the substantial leisure activities and ferry services, comprises a major port for cargo imports.

■ 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 (New scheme)

Commercial area (including storage area)
204 sq m // 2,196 sq ft

■ Planning/Local 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.

■ EPC Rating

D - 79

■ VAT

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

■ Marketing Information

The following information is available from the agents:-

- CGI's
- Site plan
- Planning documents, including floor plans



■ Further Information and Viewings

Please contact the sole agents, Goadsby, through whom all negotiations must be conducted.



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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves, as necessary, as to the structural integrity of the premises and conditions/working order of services, plant or equipment.

Agents Note

All measurements are approximate only. The site area measurement has been taken from an ordinance survey extract and has not been checked on site by Goadsby. Therefore, any measurement cannot be guaranteed and prospective buyers should satisfy themselves prior to entering into any agreement.



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References - The landlord will require acceptable tenant references and for which Goadsby will make a non-refundable reference charge of £50. This does not form part of a contract nor constitute a deposit and does not guarantee acceptance by the landlord.

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