



**sibbett  
gregory**

# Commercial Property & Land Agents Surveyors & Town Planners

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## **TO LET** HIGH STREET RETAIL UNIT 139 High Street, Poole, Dorset, BH15 1AS



- **Prominent position fronting the pedestrianised Poole High Street.**
- **126.86 sq m (1,366 sq ft).**
- **A1 retail use (alternative uses may also be considered STP).**
- **Ground floor shop with rear access and parking.**

## LOCATION

The property is situated in an excellent position fronting the pedestrianised Poole High Street shopping area.

Nearby operators include **Taco Bell, Robert Dyas, The Entertainer, Iceland, The Works, Shoezone, Coffee#1, Natwest, Nationwide** and various others. A number of public car parks are located nearby.

## DESCRIPTION

The property comprises a large ground floor shop with a prominent frontage to Poole High Street. The current specification includes a suspended ceiling with inset modular lighting, air conditioning and an internal electric roller shutter. A partitioned storage area and WC facilities are also provided.

Approximate floor areas are as follows:-

Retail sales area -	100.32 sq m (1,079 sq ft)
Storage -	13.94 sq m (150 sq ft)
Ancillary/Staff -	12.6 sq m (136 sq ft)
<b>TOTAL -</b>	<b>126.86 sq m (1,366 sq ft)</b>

The property also benefits from a rear loading and allocated parking with the potential to park two cars nose to tail.

## TENURE

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

## RENT

£27,500 per annum exclusive.

## BUSINESS RATES

We are verbally informed that the property has a rateable value of £25,500. 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.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C-66. 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.

Recent changes to permitted development rights now permit a change of use to A2 (financial and professional services). Interested parties should contact Poole Borough Council Planning Department should they have any queries regarding their proposed use.

Alternative uses may be acceptable, subject to the necessary consents.

## VIEWING

Strictly by appointment with the Sole Agents:

### Sibbett Gregory

Contact: Alastair Knott - 01202 661177

[alastair@sibbettgregory.com](mailto:alastair@sibbettgregory.com)

### 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.

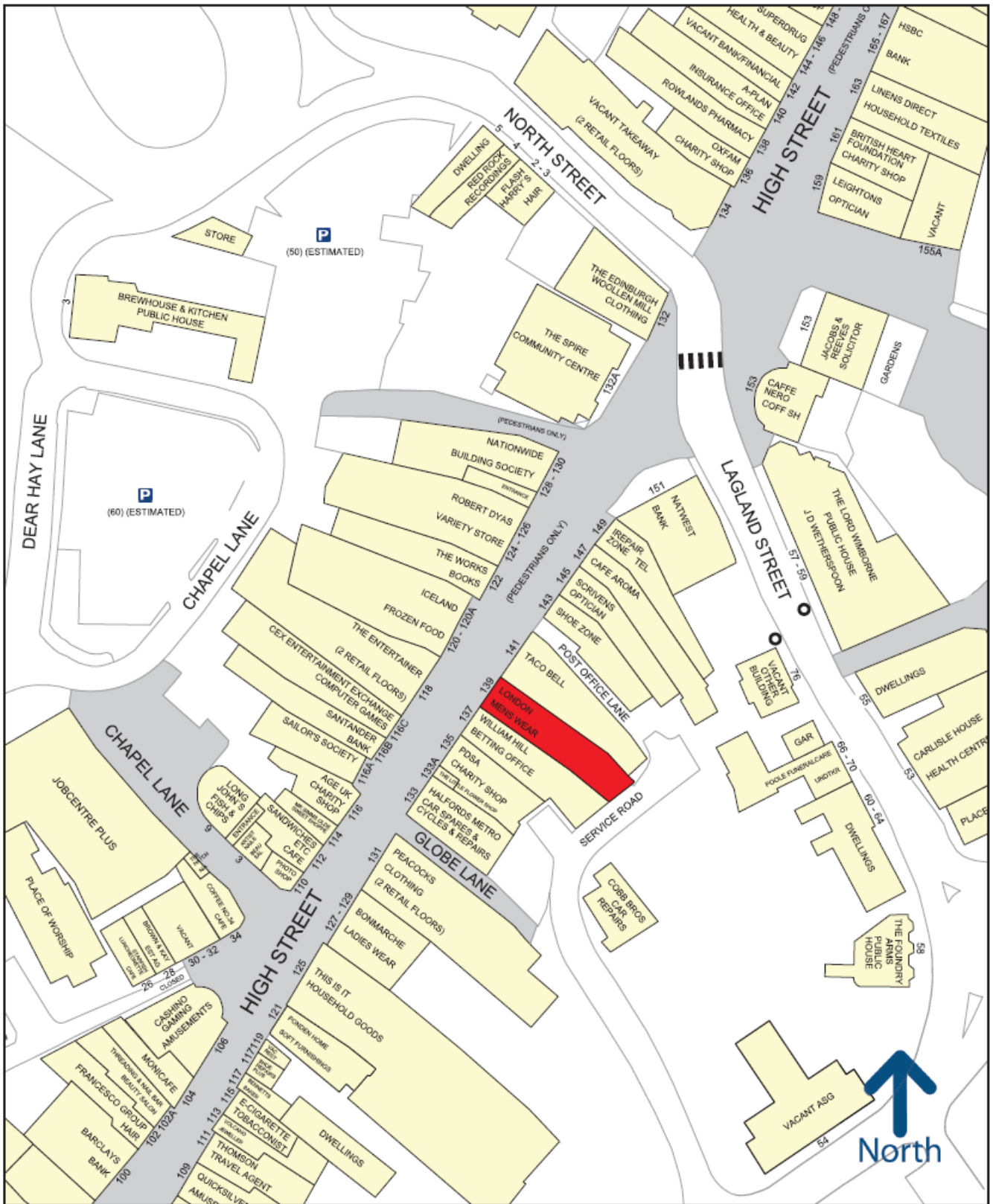
### IMPORTANT NOTE

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 after provisional terms have been agreed.





Experian Goad Plan Created: 02/05/2018  
 Created By: Sibbett Gregory Wright and Coles Ltd



<p>INDUSTRIAL &amp; OFFICE AGENCY</p>	<p>RETAIL &amp; LEISURE AGENCY</p>	<p>TOWN PLANNING</p>	<p>PROFESSIONAL SERVICES</p>	<p>BUILDING SURVEYING &amp; CONSTRUCTION MANAGEMENT</p>	<p>ENERGY PERFORMANCE &amp; SUSTAINABILITY</p>	<p>COMMERCIAL PROPERTY MANAGEMENT</p>	<p>DEVELOPMENT LAND</p>
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Regulated by RICS