

TO LET HIGH STREET RETAIL UNIT

121 High Street, Poole, Dorset, BH15 1AN



- Central position fronting the pedestrianised High Street
- A1 retail use
- Ground floor sales of 146 sq m (1,579 sq ft)
- Double height window frontage

LOCATION

The property is situated in a prominent position fronting the pedestrianised section of Poole High Street.

Nearby operators include **This is it, Peacocks, Bon Marche, Halfords, Lloyds TSB, Barclays Bank, The Entertainer** and **CEX** amongst others.

DESCRIPTION

The property is arranged over two floors with the main sales space located on the ground floor. The first floor provides storage, office space, WC and staff accommodation. The property benefits from modern double height window frontage.

Approximate floor areas and dimensions are as follows:

Internal width (max):	7.99 m (26.21 ft)
Shop depth (max):	21.43 m (70.3 ft)
Ground floor sales:	146.7 sq m (1,579 sq ft)
First floor storage/ancillary	98.2 sq m (1,057 sq ft)

TENURE

The property is available by way of an assignment of an existing Full Repairing and Insuring Lease which was granted on 9th February 2016 for a term of 5 years.

RENT

£40,000 per annum exclusive

PLANNING

The property has the benefit of a Planning Consent for uses falling within Class A1 of the Town & County Planning (Uses Classes) Order 1987.

A number of alternative uses may also be suitable for this property (subject to the necessary consents).

Applicants are encouraged to contact Poole Borough Council should they have any queries regarding their proposed use.



BUSINESS RATES

We are verbally informed that the property has a rateable value of £30,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

ENERGY PERFORMANCE

The property has a rating of C-(66).

A copy of the full report is available on request.

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory. **No approaches should be made to staff on site.**

Contact: Alastair Knott - 01202 661177
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.

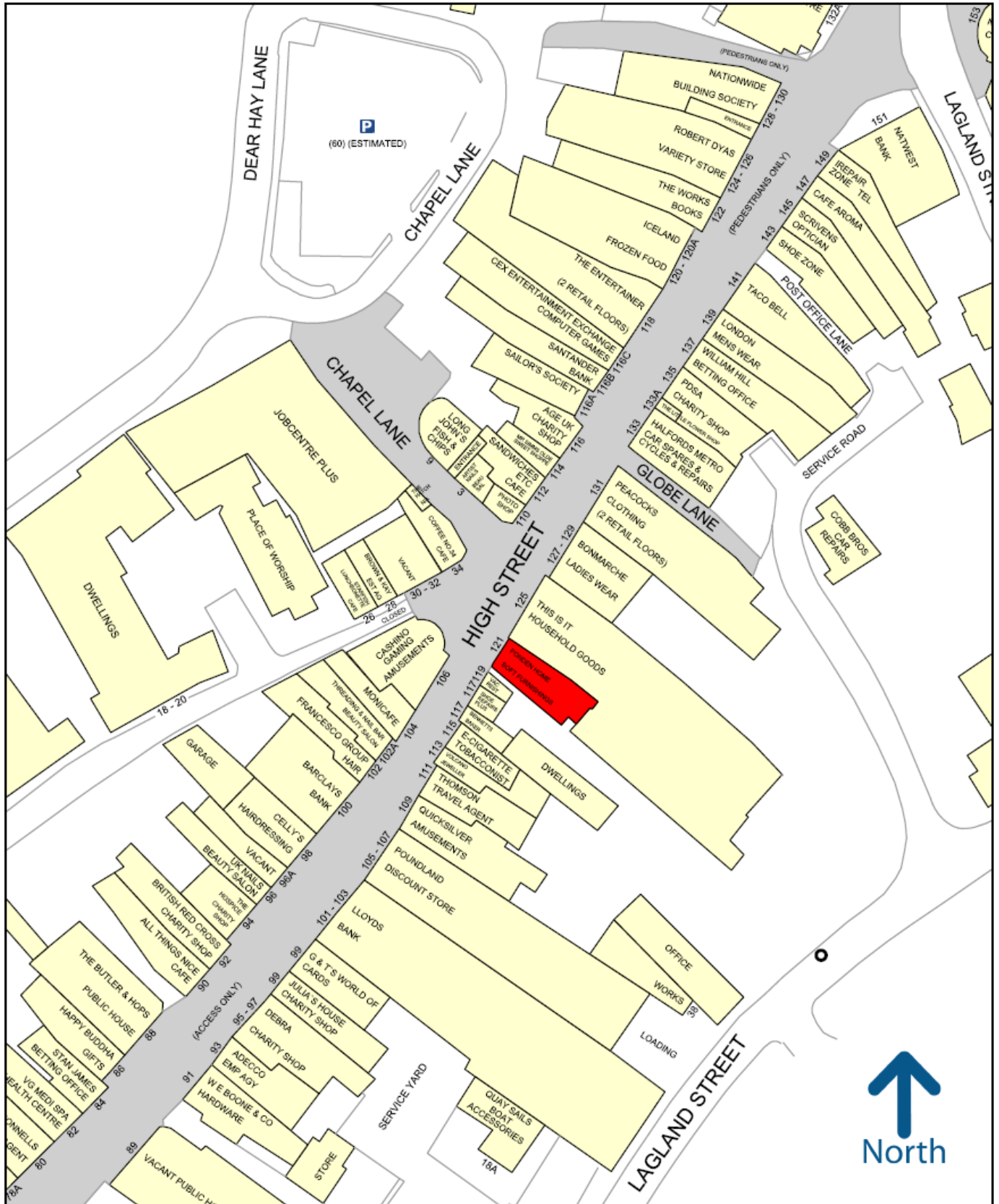
IMPORTANT NOTE

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.





50 metres

Experian Goad Plan Created: 26/02/2018
Created By: Sibbett Gregory Wright and Coles Ltd



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