

TO LET SUBSTANTIAL QUAYSIDE COMMERCIAL PREMISES

GROUND & FIRST FLOOR | HENNINGS WHARF | THE QUAY | POOLE | BH15 1GZ





- Prime position fronting Poole's historic quayside.
- Approximately 721.28 sq m (7,763 sq ft) arranged over ground and first floor.
- Substantial Grade II listed property with many original features.
- Class E use (alternative uses may be considered STPP).

LOCATION

The property is situated in a central position fronting Poole's historic Quayside. The Quay forms part of Poole's Old Town and is a popular tourist destination with a range of attractions including Poole Museum and various restaurants, cafés, pubs and shops. As well as providing access to the water, the quayside offers stunning views over Brownsea Island and Poole Harbour.

A range of operators are located nearby including a number of high quality independent retailers, historic public houses and various casual dining operators such as **Bruno Lounge, Rockfish, Pi Pizza, St Tropez Lounge & The Custom House**. The newly refurbished Hall & Woodhouse public house – **The Quay** is also located nearby as well as **Hotel Du Vin & The Guildhall Tavern**.

DESCRIPTION

The property forms part of the Hennings Wharf building – a Grade II listed Victorian warehouse and comprises space over ground and first floor. The property benefits from many attractive original features.

The ground floor was previously used as a restaurant and includes a substantial commercial kitchen to the rear. An attractive staircase is located to the middle of the ground floor providing access to a sizeable first floor sales area. The rear of the first floor provides additional ancillary areas and extensive male and female WC accommodation. Two separate internal fire escape stairwells also provide access.

ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground Floor	378	4,073
First Floor	343	3,690
Total	721	7,763



TENURE

The property is available 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, service charge and VAT.

BUSINESS RATES

The property has a rateable value of £58,000 with effect from 1 April 2026.

EPC

An EPC has been commissioned for the property and will be available shortly.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

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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