

**TO LET**

**TOWN CENTRE CAFÉ PREMISES  
WITH LETTING ROOMS ABOVE**

**1,093 SQ FT // 101 SQ M**



RETAIL

goadsby

**34 HILL STREET**  
POOLE, DORSET, BH15 1NR

## SUMMARY >

- GROUND FLOOR CAFÉ/SHOP PREMISES
- 4 BED AND BREAKFAST TYPE ROOMS WITH EN-SUITES LOCATED WITHIN THE UPPER PARTS
- THE UPPER PARTS CAN ALSO BE USED FOR AIRBNB LETS
- POOLE TOWN CENTRE LOCATION
- OPPORTUNITY FOR OUTSIDE SEATING

QUOTING RENT: £20,000 PER ANNUM EXCL.



REF:  
s195440

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## Location

The premises occupies an excellent trading position within Poole's pedestrianised High Street. A number of multiple retailers are represented in Poole High Street in addition to well known occupiers in the vicinity including **LLOYDS BANK**, **SAVERS**, **CAFFÈ NERO**, **CORAL**, **TACOBELL**, **LADBROKES** and **BRITISH RED CROSS**.



## Description

A 3-storey end of terrace commercial property, comprising of a ground floor café/shop premises with 4 letting rooms located within the first and second floors. These rooms benefit from en-suites and are accessed via an internal staircase. They can be used as Airbnb/Bed & Breakfast lets.

The upper parts provide an opportunity for the ground floor occupier to sub-let.

## Accommodation

|                           | sq m       | sq ft        |
|---------------------------|------------|--------------|
| Ground floor              | 27         | 296          |
| Ground floor storage      | 17         | 179          |
| Upper parts               | 57         | 618          |
| <b>Total area approx.</b> | <b>101</b> | <b>1,093</b> |



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## Terms

### Leasehold

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£20,000 per annum**, exclusive of all other outgoings.

## Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£14,000 (from 1.4.26)**

Rates payable at 38.2p in the £ (year commencing 1st April 2026). Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC Rating

C - 62

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)