



TO LET

Town Centre Café
Premises With Letting
Rooms Above

1,093 SQ FT // 101 SQ M

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 pax





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, Caffe Nero, Coral, Tacobell, Ladbrokes and British Red Cross.

Nearby Occupiers



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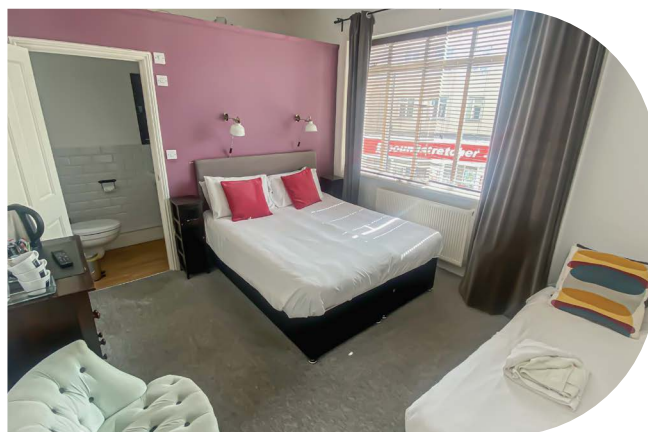
Description

- 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

Total net internal area approx. 101 1,093



Terms

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

£14,000 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026). Transitional arrangements may apply.

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.



ref: s195440

Viewings

Strictly by prior appointment through the 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.

 34 Hill Street, Poole, Dorset, BH15 1NR



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