



## First Floor Units, The Dolphin Shopping Centre, Poole, BH15 1SZ

### Commercial Units With Excellent Amenity

- Various units available on the first floor of the Dolphin Shopping Centre
- Units range from 721 – 4,230 sq ft (subject to combining units)
- Potentially suitable for a range of commercial uses
- Adjacent to new occupiers: The Foundry (co working) and The Skills & Learning Centre

# First Floor Units, The Dolphin Shopping Centre, Poole, BH15 1SZ

## LOCATION

The Dolphin Shopping Centre provides Poole's prime retail pitch, offering 430,000 sq ft of accommodation and generating annual footfall of 12 million per annum. The scheme is linked to the main town centre car parks with 1,400 parking spaces. Key tenants include H&M, Primark, Boots, River Island, Next & JD Sports. There is also a growing leisure offer, with a new 40,000 sq ft Flipout Entertainment Centre due to open in December 2022.

Over the past few years, the scheme has benefited from proactive investment which has brought in an innovative range of uses, all adding vibrancy to the scheme, including Kingland – a curated range of independent retailers, NHS Health Village, The Skills Learning Centre, Gather – community space available for workshops & pop ups, Dolphin Street Market and The Foundry – modern co working space (currently fitting out).

## DESCRIPTION

Six units are currently available on the First Floor of the Dolphin Centres, which provides access between the Dolphin multi storey car park and the main shopping mall

Unit 90 – 721 sq ft

Unit 92 – 852 sq ft

Unit 93 – 849 sq ft

Unit 94 – 847 sq ft

Unit 95 – 850 sq ft

Unit 96 – 832 sq ft

There is potential to combine Units 92, 93, 94, 95 and 96, to create one larger unit extending to c. 4,230 sq ft.

## TENURE

The properties are available by way of new effective Full Repairing and Insuring Leases for a term to be agreed.

## RENT

On application to the agents.

Rent is exclusive of business rates, insurance, service charge and VAT.

## BUSINESS RATES

We understand the properties have the following rateable values:

Unit 90 – £12,250	(£8,200 from 1st April 2023)
Unit 92 – £14,000	(£9,400 from 1st April 2023)
Unit 93 – £14,000	(£9,400 from 1st April 2023)
Unit 94 – £14,000	(£9,400 from 1st April 2023)
Unit 95 – £14,000	(£9,400 from 1st April 2023)
Unit 96 – £14,500	(£10,000 from 1st April 2023)

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.



## PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E of the Town & County Planning (Use Classes) Order 1987. Alternative uses may be acceptable, subject to the necessary consents.

## EPC

The properties have the following energy ratings. Copies of full EPCs are available on request.

Unit 90 – TBC

Unit 92 – D81

Unit 93 – D82

Unit 94 – D79

Unit 95 – D77

Unit 96 – D77

## VIEWING

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