



TO LET

Units At Poole Bus Station, The Dolphin Shopping Centre, Poole, BH15 1SZ

Retail & Cafe Units With High Footfall

- 3 units fronting Poole Bus Station forming part of the popular Dolphin Shopping Centre
- Very high footfall location
- Units range from 509 – 1,019 sq ft (subject to combining Units 7 & 8).
- Potentially suitable for a range of commercial uses

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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

Three units are currently available fronting Poole's main bus terminal, adjacent to the western entrance to the Dolphin Shopping Centre.

Unit 2 – 520 sq ft
Unit 7 – Under Offer
Unit 8 – Under Offer

There is potential to combine Units 7 & 8, to create one larger unit extending to c. 1,019 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.

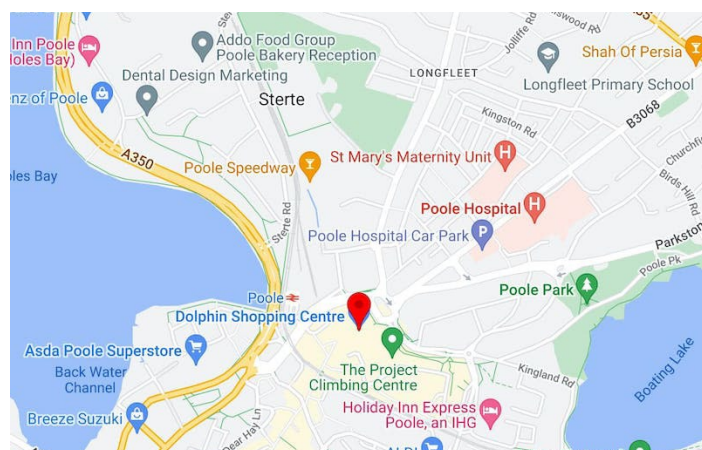
BUSINESS RATES

We understand the properties have the following rateable values:

Unit 2 – £10,000
Unit 7 – Under Offer
Unit 8 – Under Offer

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

Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on these properties (no rates paid).



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 2 – D-90
Unit 7 – C-52
Unit 8 – D-85

VIEWING

Alastair Knott
01202 661177 | 0779 5346157
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.





