

TO LET

ATTRACTIVE GROUND FLOOR RESTAURANT (WITH
POTENTIAL FOR ALTERNATIVE COMMERCIAL USES)
APPROX. 2,390 SQ FT

87 HIGH STREET, POOLE, DORSET, BH15 1AH

sibbett
gregory



LOCATION

The subject property is situated on Poole's pedestrianised High Street. The High Street comprises a combination of retail, restaurant, commercial and residential use. Nearby occupiers include **Sainsburys Local, Lloyds Bank, Coffee #1, Mountain Warehouse, Bon Marche** and **Poole's traditional hardware store W E Boone**.

DESCRIPTION

The property comprises an attractive commercial unit that forms part of a Grade II Listed Building and represents one of the oldest and most architecturally significant 18th century merchants' town houses in Poole.

Internally, the property is currently fitted out as a ground floor restaurant with basement storage. The restaurant accommodation benefits from an entrance lobby, kitchen, preparation areas and a bar, as well as separate male and female WCs, which are positioned towards the rear of the property.

The property benefits from an external courtyard seating area located at the front of the premises, as well as 4 allocated car parking spaces to the rear.

Whilst the property has most recently been used as a restaurant, it is considered suitable for a range of alternative commercial uses including offices, retail and leisure (subject to necessary consents).

ACCOMMODATION

We have measured the premises with the following approximate net internal areas:

	Sq M	Sq Ft
Ground Floor	128.62	1,384
Basement	93.4	1,005
Front External Seating	86.8	937
Total Net Internal Area	222.02	2,390





TENURE

A new effective Full Repairing and Insuring Lease for a term to be agreed.

RENT

£16,500 per annum.

Rent is exclusive of Business Rates, Insurance, Service Charge and VAT.

BUSINESS RATES

The property has a current rateable value of £16,750 (reducing to £15,750 from April 2026).

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

EPC

The premises has the following rating: C - 57

VIEWING

Viewing by appointment with the Sole Agents, Sibbett Gregory.

Sam Morgan

Telephone: 01202 661177

Email: sam@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. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

