

TO LET

RETAIL PREMISES FRONTING BUSY HIGH STREET WITH ALLOCATED PARKING



RETAIL

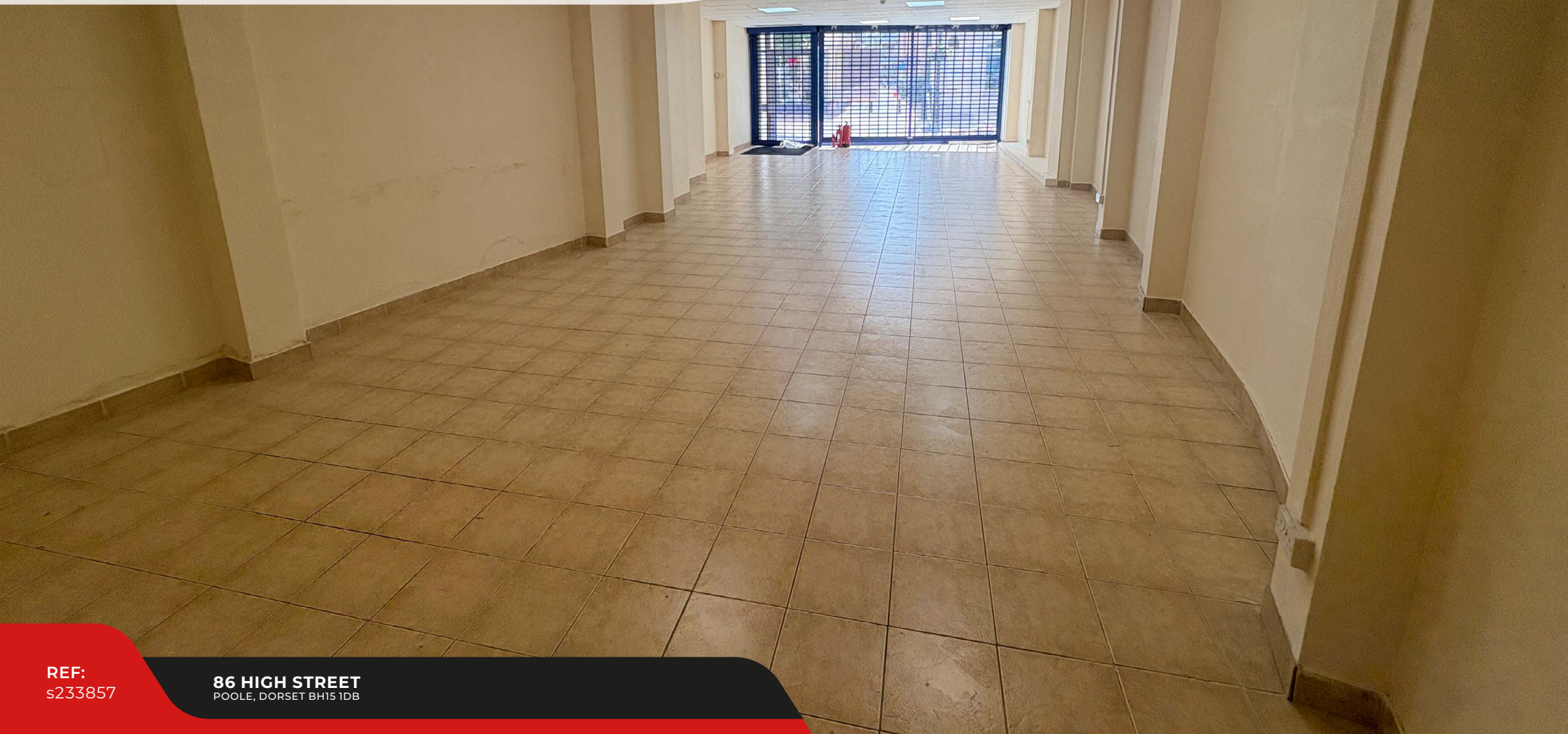
goadsby

86 HIGH STREET
POOLE, DORSET BH15 1DB

SUMMARY >

- PEDESTRIANISED HIGH STREET LOCATION
- REAR CAR PARKING FOR APPROXIMATELY 2 VEHICLES
- LOCATED AMONGST A NUMBER OF INDEPENDENT RETAIL SHOPS, CAFES, RESTAURANTS, HEALTH & BEAUTY SERVICES AND PROFESSIONAL/FINANCIAL SERVICE PROVIDERS
- NEW LEASE AVAILABLE
- VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: **£12,000** PER ANNUM EXCL.



REF:
s233857

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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 **£12,000 per annum**, exclusive of all other outgoings.

Rateable Value

£15,250 (from 1.4.26)

Rates payable at 38.2p in the £ (year commencing 1st April 2026)

EPC Rating

C - 66

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 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](#).

REFERENCES

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.

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