



VESPASIAN



To let

**PROMINENT RETAIL/LEISURE
COMMERCIAL UNITS FORMING
PART OF NEW MIXED USE
DEVELOPMENT**

Vespasian Commercial Units
The Quay, Poole, Dorset, BH15 1HU



Summary

- NEW RETAIL/LEISURE COMMERCIAL UNIT(S)
- EXTENSIVE FRONTAGE FACING EAST QUAY ROAD
- ATTRACTIVE POOLE QUAY LOCATION WITH NEARBY OCCUPIERS INCLUDING TESCO EXPRESS AND PAVERS SHOES
- ADJACENT TO 70,000 SQ FT OF NEIGHBOURING RETAIL AND LEISURE USES
- 2 COMMERCIAL UNITS TOTALLING 450.6 SQ M (4,850 SQ FT)
- NEW FULL REPAIRING AND INSURING LEASE(S) AVAILABLE

QUOTING RENT: **£65,000** PER ANNUM EXCLUSIVE



The property sits adjacent to the 70,000 sq ft Dolphin Quays development on Poole Quay with nearby occupiers including **PAVERS SHOES, TESCO EXPRESS, DELI ON THE QUAY, QUAY CAFÉ, RANCHO STEAKHOUSE** and **CHAT ITALIAN KITCHEN**. The quay's main visitor multiple storey car park is also located within 50m providing 550 pay and display car parking spaces.



Further
afield...

Points of interest

1	Brownsea Island	3.5
2	Branksome Beach	4.0
3	Studland Bay	6.4
4	Old Harry Rocks	6.5
5	New Forest National Park	16.0
6	Isle of Wight	38.5

Travel

7	Poole Train Station	0.5
8	Branksome Train Station	3.6
9	Sandbanks Ferry	5.4
10	Bournemouth Train Station	6.5
11	Bournemouth Airport	11.1
12	Lymington Ferry	24.3

Leisure

13	Poole Lighthouse	1.2
14	Parkstone Golf Club	3.2
15	BH2	5.9
16	BIC	6.0
17	Meyrick Park	6.3
18	Chewton Glen Hotel & Spa	16.2
19	Lime Wood/Herb House Spa	26.8



The property is a newly constructed commercial unit which is to be provided in shell and core condition with services capped ready for an incoming tenants fitout. The property has excellent return frontage to East Quay Road and is available as a whole or with the potential to be split. Further details in this respect are available from the agent.

Net internal area approximately:

4,850 sq ft // 450.6 sq m



Do Not Scale
Illustration Only

Description



Further
information...

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 **£65,000 per annum**, exclusive of all other outgoings.

RATEABLE VALUE

To be re-assessed.

EPC RATING

The EPC will be provided on completion of the works.

LEGAL COSTS

Each is to be responsible for their own legal costs incurred in the transaction.

SERVICE CHARGE

A service charge will be payable for the upkeep and maintenance of the common parts which the building forms part of and this is currently budgeted at £2,383.28 per annum.

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.



VIEWINGS

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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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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