goadsby

236 High Street North
Poole, Dorset, BH15 1EA



RETAIL

TO LET

Fitted Out Café/Restaurant Opportunity In Poole Town Centre

1,828 SQ FT // 169.84 SQ M

ref: s428521

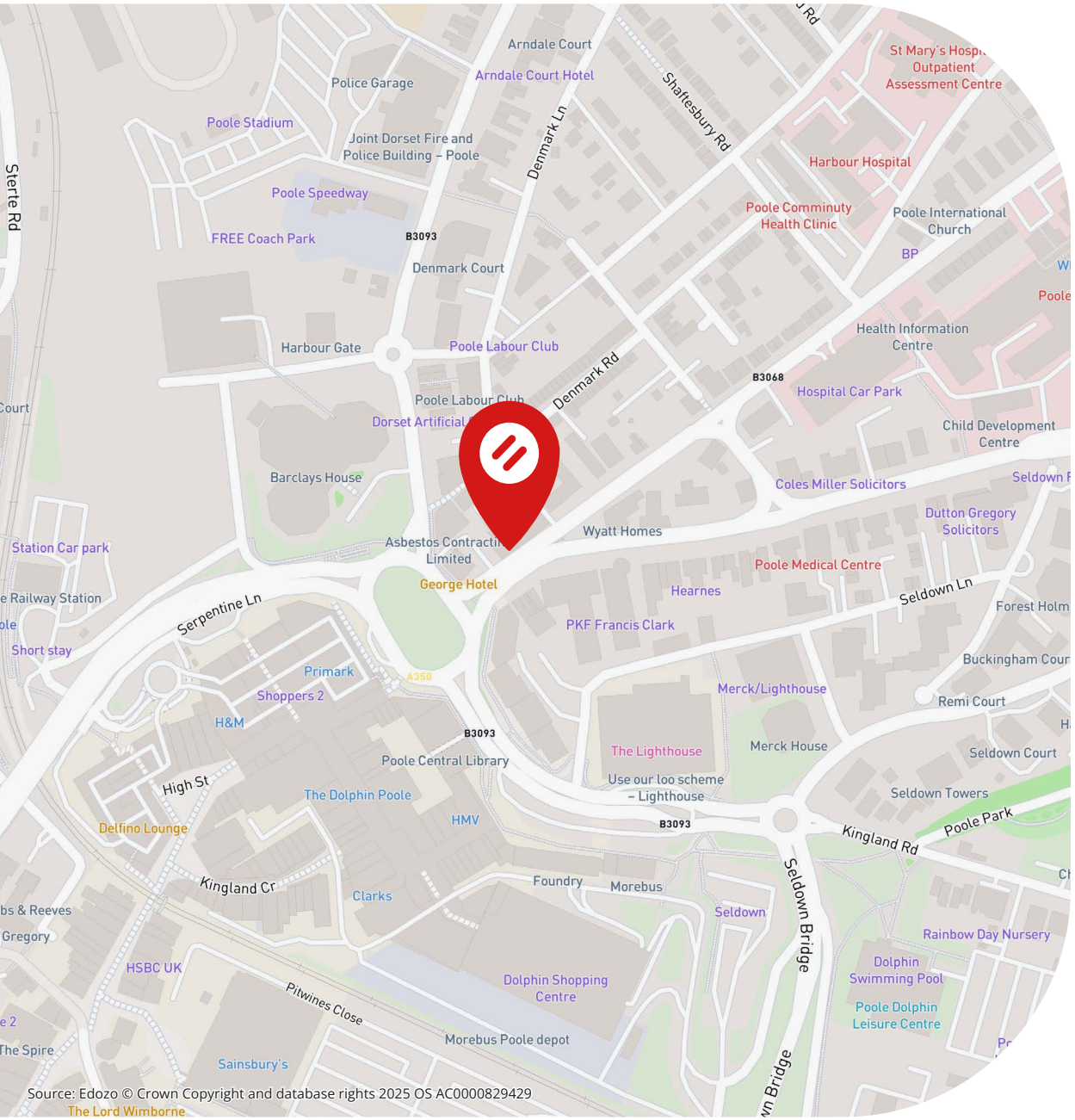
retail.bmth@goadsby.com 01202 550066 goadsby.com

Summary

- Former café/restaurant forming part of a retirement development
- Extremely well presented throughout, benefitting from a fully fitted kitchen
- Located approximately 100 metres from Poole Dolphin Centre
- A variety of uses within Use Class E would be considered

Quoting Rent: £20,000 pax





Location

- The property occupies a prominent position on High Street North forming part of a retirement development consisting of 55 apartments
- The opportunity lies approximately 100 metres from Poole Dolphin Centre which plays host to a number of national retailers as well as local independent operators
- The Dolphin Centre leads in turn to the High Street which provides access to Poole Quay
- The property is located approximately 200 metres from Poole Hospital

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- This former café/restaurant opportunity is extremely well presented throughout and benefits from a good sized seating/service area
- A fully fitted kitchen with cold room is accessed to the rear of the seating area with a store and staff w.c. with wash hand basin
- Male/female customer toilets are located to the front of the unit, including a DDA compliant W/C
- The premises would also fit a variety of alternative uses (S.T.P.P)



Accommodation

	sq m	sq ft
Ground Floor Sales / Seating Area	120.44	1,296
Kitchen	40.29	433
Cold Store	4.87	52
Store Cupboard	4.24	46
Male & Female W.C. With Wash Hand Basin	-	-
Total net internal area approx.	**169.84**	**1,828**





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 rental of **£20,000 per annum**, exclusive of all other outgoings.

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Rateable Value

To be confirmed.

EPC Rating

B - 26

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.



Viewings

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**.

IDENTIFICATION
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

FINANCIALS
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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