

TO LET/FOR SALE

FORMER RESTAURANT PREMISES WITH
UPPER PARTS AVAILABLE ON A NEW LEASE

2,269 SQ FT // 210 SQ M N.I.A.



RETAIL

goadsby

30 HIGH STREET
POOLE, DORSET BH15 1BP

SUMMARY >

- COMMERCIAL PREMISES ARRANGED OVER 3 STOREYS
- FORMER RESTAURANT WITH GROUND FLOOR SEATING AREA, KITCHEN AND STORAGE FACILITIES
- REAR COURTYARD PROVIDING OUTSIDE SEATING
- SELF-CONTAINED UPPER PARTS SUITABLE FOR A VARIETY OF USES (S.T.P.P.)
- EXCELLENT POSITION ON POOLE HIGH STREET APPROX. 100 METRES FROM POOLE QUAY
- ATTRACTIVE GRADE II LISTED PROPERTY
- TOTAL NET INTERNAL AREA APPROX. 2,269 SQ FT (210 SQ M)
- NEW LEASE AVAILABLE

QUOTING PRICE: £300,000

QUOTING RENT: £25,000 PER ANNUM EXCL.



REF:
s198046

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Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Ground Floor

Sales/seating	107.2 sq m	1,157 sq ft
Kitchen/preparation	8.97 sq m	97 sq ft
Storage with walk in chiller	11.44 sq m	123 sq ft

Outside

Rear courtyard	40.25 sq m	433 sq ft
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First Floor	68.6 sq m	735 sq ft
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Second floor	14.56 sq m	157 sq ft
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Total net internal area approx.	210 sq m	2,269 sq ft
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Terms

Leasehold

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 **£25,000 per annum**, exclusive of all other outgoings.

Freehold

£300,000

EPC Rating

C - 66

Rateable Value

£36,000 (from 1.4.26)

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



Legal Costs

Each party to bear 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.



Grant Cormack 07776 217453
grant.cormack@goadsby.com

Jake Walker 07834 060918
jake.walker@goadsby.com

Mark Nurse 07769 325057
mark.nurse@goadsby.com



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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.

[goadsby.com](https://www.goadsby.com)