

**TO LET**

Class E Premises
Within Neighbourhood
Parade

100% Small Business Rates Relief
Available Subject To Terms

572 SQ FT // 53.20 SQ M

Summary

- Class E opportunity within popular neighbourhood
- Forecourt parking for two vehicles
- A variety of uses to be considered
- Available on a new lease.

Quoting Rent: £12,500 pax

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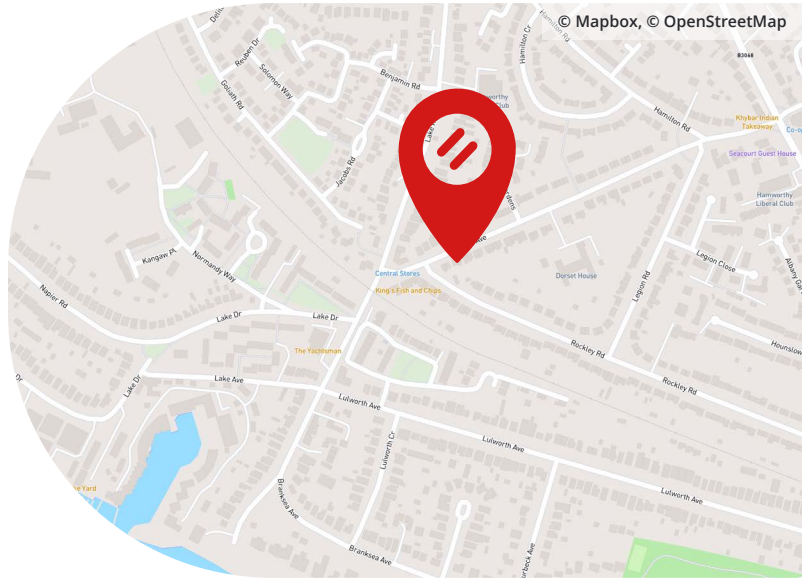


Location

- The premises occupy an established trading position within a popular neighbourhood parade.
- Located within 1.5 miles of Poole Town Centre

Description

- Good sized sales area
- Rear WC & Kitchenette
- Forecourt parking for two vehicles
- A variety of uses within Class E to be considered



Accommodation

	sq m	sq ft
Ground Floor	53.20	572
Kitchenette	-	-
WC + Wash Basin	-	-
2 Parking Spaces	-	-

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 **£12,500 per annum**, exclusive of rates and insurance premiums payable quarterly in advance by standing order.

Rateable Value

£9,600 (1st April 2026)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

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.

EPC Rating

E - 110

Viewings

Strictly by prior appointment through the sole agent, **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.