



RETAIL

TO LET/ FOR SALE

Former Restaurant
Premises With
Upper Parts

2,269 SQ FT // 210 SQ M

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 Rent: £25,000 pax

Quoting Price: £300,000





Location

- The property occupies a prominent position on Poole High Street amongst numerous independent retailers, restaurants, bars, cafés and financial and professional service providers.
- The property is approximately 100 metres from Poole Quay, which attracts approximately 2 million visitors per annum and plays hosts to a wide variety of uses.
- Dolphin Quays Luxury Development is approximately 250 metres from the property where a number of retailers are represented including **Tesco Express** and **Paver Shoes**.
- Poole Dolphin Shopping Centre is located approximately ½ mile from the property and the mainline railway station (which links to London Waterloo) is approximately ¾ mile. Bournemouth Town Centre is approximately 6 miles from the premises.

Nearby Occupiers

LUSH FRESH HANDMADE COSMETICS

Sainsbury's

The Slug and Lettuce

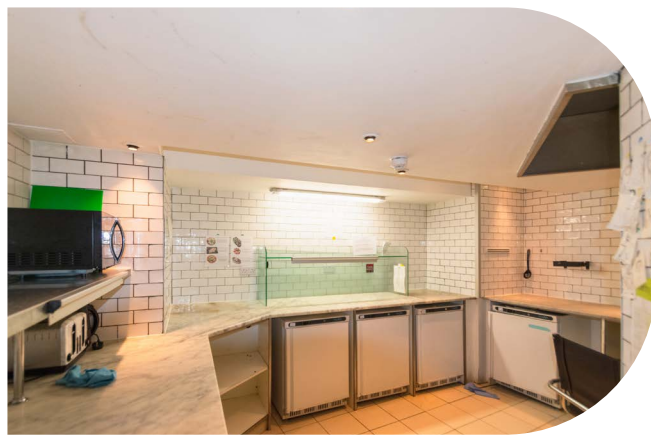
Description

- This attractive Grade II listed commercial premises is arranged over 3 storeys.
- On the ground floor there is a open plan seating/sales area with a kitchen/preparation area and storage facilities to the rear. Also located to the rear of the ground floor are male and female WCs.
- Access via a rear fire door is an enclosed courtyard which can be used for outside seating/dining.
- The upper parts are self-contained and accessed via a door to the rear, comprising a number of rooms over first and second floor levels. The upper parts could be used for a number of uses (s.t.p.p.).

Accommodation

	sq m	sq ft
Sales/seating	107.2	1,157
Kitchen/preparation	8.97	97
Storage with walk-in chiller	11.44	123
Rear courtyard	40.25	433
First floor	68.6	735
Second Floor	14.56	157

Total net internal area approx. 210 2,269



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 **£25,500 per annum**, exclusive of all other outgoings.

Rateable Value

£36,000 (1st April 2026)

Rate payable at 38.2p in the pound (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.



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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