



TO LET

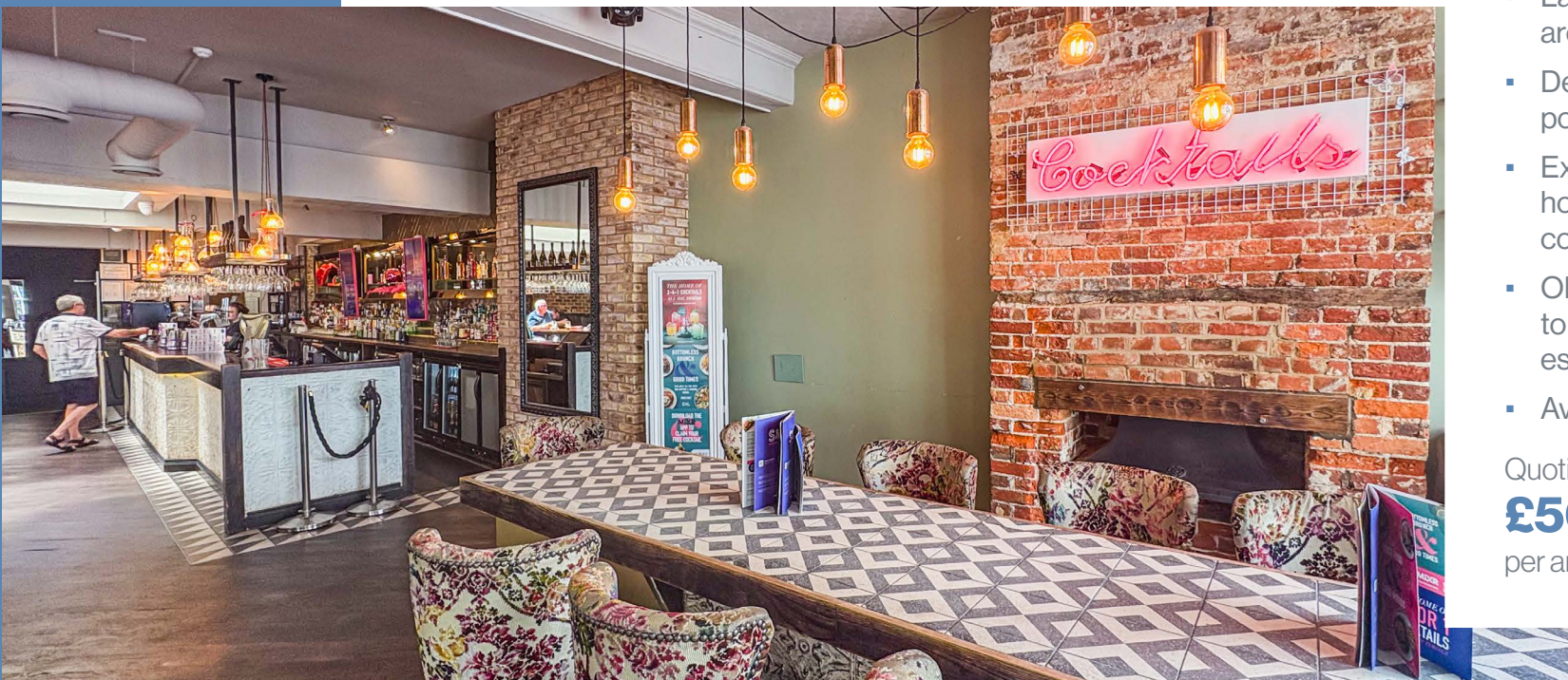
Substantial & Attractive
Former Public House

4,285 SQ FT // 398.10 SQ M

Ground Floor

35-37 High Street

Poole, Dorset, BH15 1AB



SUMMARY

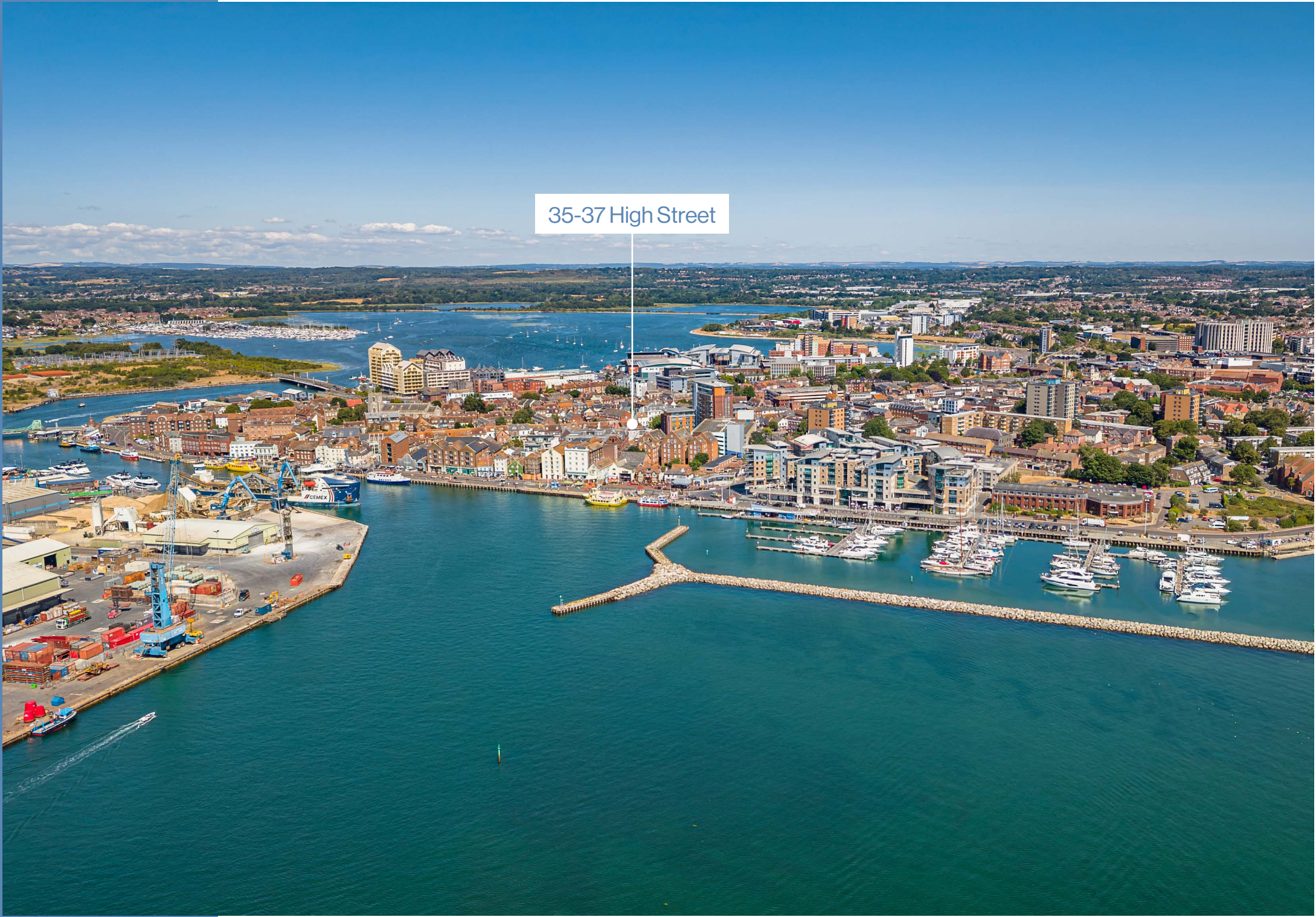
- Substantial and attractive former public house.
- **Prominent location** in the heart of Old Town Poole.
- Ground floor gross internal area of **4,285 sq ft // 398.10 sq m**
- Largely open plan, with WCs, staff areas and a kitchen to the rear.
- Dedicated rear outside seating area/ potential for car parking.
- Excellent potential for a similar hospitality use. Would also suit other commercial uses (S.T.P.P).
- Old Town Poole is located adjacent to Poole Quay which is a thriving and established coastal tourist destination.
- Available on a new lease.

Quoting Rent:

£50,000

per annum exclusive

35-37 High Street



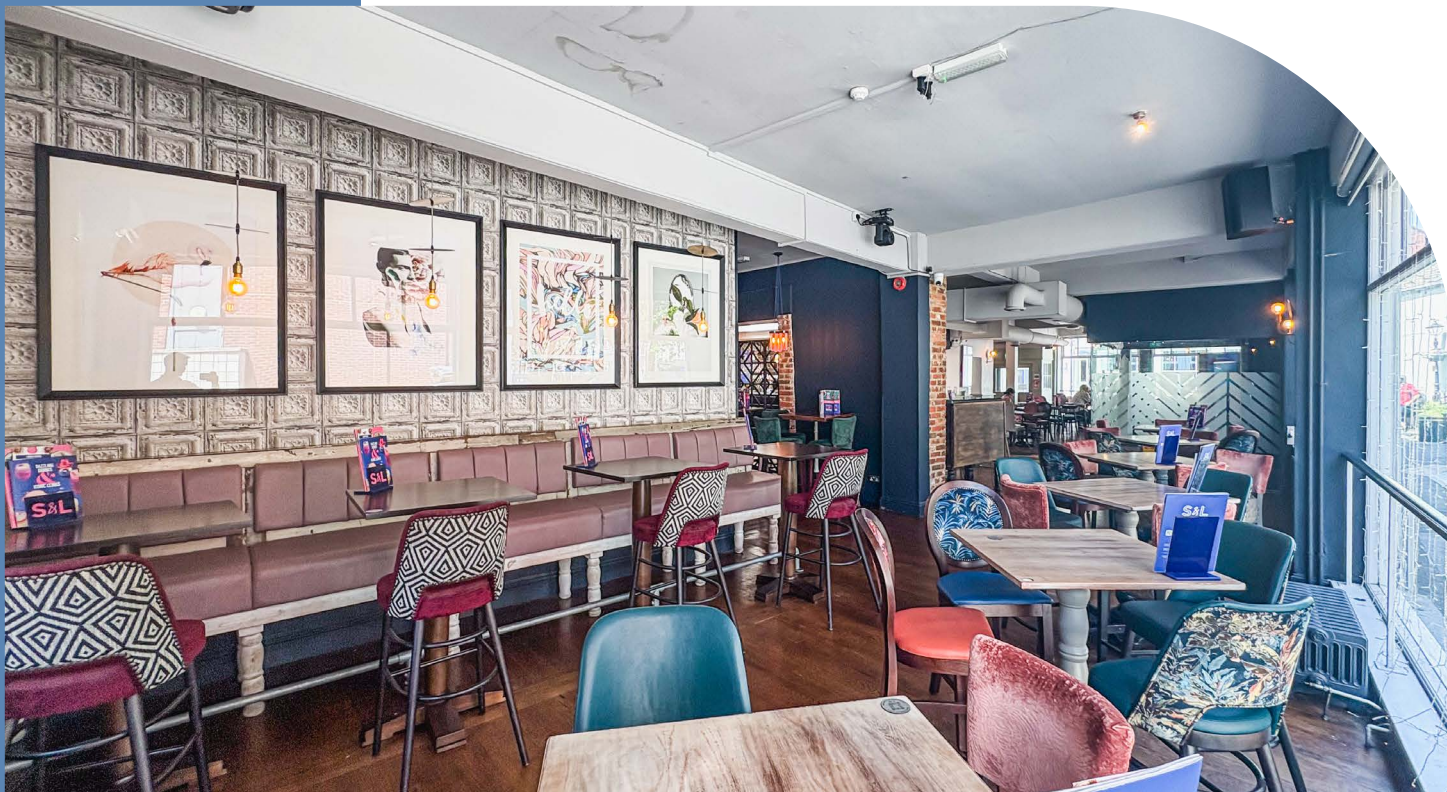


- The property occupies a prominent position at the corner of High Street and Castle Street. The property is located amongst numerous independent retailers, restaurants, bars, cafés and other hospitality uses.
- The property is approximately 100 metres from Poole Quay, which attracts approximately 2 million visitors per year and plays host to a wide variety of uses and events.
- Dolphins Quays luxury development is approximately 250 metres from the property where a number of retailers are represented including Tesco Express and Paver Shoes.
- Poole's Dolphin Shopping Centre is located approximately half a mile from the property and the mainline railway station (which links to London Waterloo) is approximately three quarters of a mile. Bournemouth town centre is approximately 6 miles from the premises.

OCCUPIERS

Sainsbury's **TESCO**
Express

LUSH FRESH
HANDMADE
COSMETICS LOUNGERS



DESCRIPTION

- Prominent corner position with substantial frontage to the High Street and Castle Street.
- The ground floor comprises an open plan trading area with a substantial central bar and multiple customer seating areas.
- There is capacity for approximately 108 covers.
- A commercial kitchen, customer W.C.'s and a beer cellar are also located at ground floor level.
- Externally the property has paved customer seating area to the rear with approximately 32 covers. There is potential for this area to be converted to car parking if required.

ACCOMMODATION

The property has the following approximate floor areas:

Ground floor

Gross Internal Area approx
398.10 sq m // 4,285 sq ft

Outside

Paved seating for 32 covers or car parking

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 **£50,000 per annum**, exclusive of all other outgoings.





RATEABLE VALUE

To be reassessed.

EPC RATING

To be confirmed.

LEGAL COSTS

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

VAT

We have been informed by our client that the property is not elected for VAT.

VIEWINGS

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



Grant Cormack 07776 217453
grant.cormack@goadsby.com

Edd Watts 07968 299408
edd.watts@goadsby.com

Jake Walker 07834 060918
jake.walker@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](#).

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.