

# TO LET/MAY SELL

## 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 RENT: £25,000 PER ANNUM EXCL.





## Location

The property occupies a prominent position on Poole High Street amongst numerous independent retailers, restaurants, bars, cafés and financial and profession 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.



## 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.).



**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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<b>First Floor</b>	<b>68.6 sq m</b>	<b>735 sq ft</b>
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<b>Second floor</b>	<b>14.56 sq m</b>	<b>157 sq ft</b>
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<b>Total net internal area approx.</b>	<b>210 sq m</b>	<b>2,269 sq ft</b>
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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

May sell, further details from the agent.

## EPC Rating

C - 66

## Rateable Value

**£30,000**

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025)



## 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.



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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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

### REFERENCES

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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