



1 Old Orchard, Poole, BH15 1SD

GROUND FLOOR COMMERCIAL PREMISES

- £20,000 per annum exclusive
- Prominent trading location close to Poole Quay
- Class E use
- Approx. 225.38 sq m (2,426 sq ft)
- 3 allocated parking spaces
- Alternative commercial uses may be considered

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LOCATION

The property occupies a prominent trading location close to Poole Quay and the pedestrianised Poole High Street.

The Quay forms part of Poole’s Old Town and is a popular tourist destination with a range of attractions including Poole Museum and various restaurants, café’s, pubs and shops.

Nearby occupiers include Sainsbury’s Local, Bruno Lounge, Deli on the Quay and the recently refurbished Hall & Woodhouse public house - The Quay.

DESCRIPTION

The property comprises a ground floor restaurant/bar which benefits from external seating areas and three parking spaces.

Internally, the property comprises an entrance lobby, main restaurant and bar accommodation, separate WC facilities, a former kitchen, a covered rear passageway and side storage area.

The property will be provided largely in its existing condition, with all relevant building services inspected and certified prior to lease commencement.

Whilst the property has most recently been used as a restaurant, a number of different businesses have previously traded from the premises and other alternative commercial uses will be considered (subject to necessary consents).

ACCOMMODATION

We have measured the property with the following net internal floor areas:

Name	sq ft	sq m	Availability
Ground	2,426	225.38	Available
Total	2,426	225.38	

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

£20,000 per annum exclusive.

The rent is exclusive of service charge, business rates, insurance and VAT.

BUSINESS RATES

The property has a rateable value of £32,250.

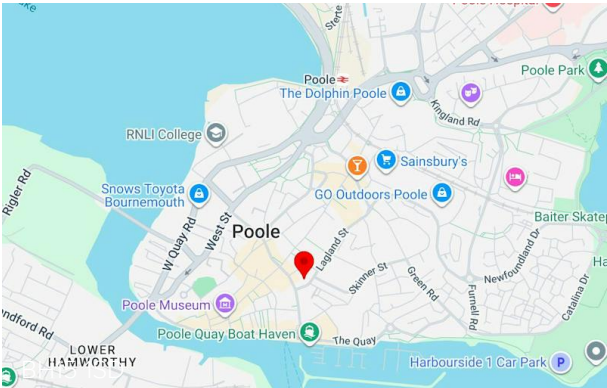
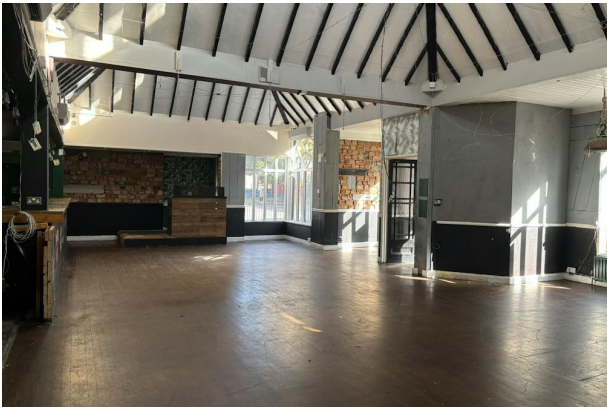
The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The premises has the following rating: C – 60.

VIEWING

Viewing strictly by appointment with the sole agents, Sibbett Gregory.



SUMMARY

Available Size	2,426 sq ft
Rent	£20,000 per annum
Rateable Value	£32,250
EPC Rating	C (60)

VIEWING & FURTHER INFORMATION

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