



135A High Street, Poole, BH15 1AS

High Street Retail Unit

- Prominent position fronting the pedestrianised Poole High Street
- Total floor area: 10.87 sq m (117 sq ft)
- Close to town centre car parks
- Flexible Class E Planning Use

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LOCATION

The property is situated in an excellent position fronting the pedestrianised Poole High Street shopping area. Nearby operators include Mountain Warehouse, Santander, Iceland, Barclays, The Entertainer, The Works, William Hill, CEX, Lloyds Bank and various others. A number of public car parks are located nearby.

DESCRIPTION

The property comprises a ground floor sales area with a roller loading door and a kitchenette at the rear of the premises.

ACCOMMODATION

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Sales area	82	7.62	Available
Ground - Kitchenette	35	3.25	Available
Total	117	10.87	

TENURE

The property is either available by way of a new full repairing and insuring lease for a term to be agreed or for sale on a freehold basis.

RENT

£5,000 per annum exclusive.

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

PRICE

£70,000.

BUSINESS RATES

We understand that the property has a Rateable Value of £4,200 (this is due to change to £4,050 from 1st April 2023). The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E of the Town & County Planning (Use Classes) Order 1987. Alternative uses may be acceptable, subject to the necessary consents.

LEGAL COSTS

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



SUMMARY

Available Size	117 sq ft
Rent	£5,000 per annum
Price	£70,000
Rateable Value	£4,200
EPC Rating	Upon Enquiry

VIEWING & FURTHER INFORMATION

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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 23/12/2022





50 metres

Experian Goad Plan Created: 19/12/2022
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