



Unit 88, The Dolphin Shopping Centre, Poole, BH15 1SZ

Café Unit

- Cafe unit within the popular Dolphin Shopping Centre
- Well positioned adjacent to shopping centre entrance
- Nearby retailers include Primark, Boots, Timpsons and New Look
- 82.3 sq m (886 sq ft) plus additional mall seating

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DESCRIPTION

The Dolphin Shopping Centre provides Poole’s prime retail pitch, offering 430,000 sq ft of accommodation and generating annual footfall of 12 million per annum. The scheme is linked to the main town centre car parks with 1,400 parking spaces. Key tenants include H&M, Primark, Boots, The Body Shop, Next & JD Sports. There is also a growing leisure offer from the new Street Food destination which can be found on the first floor offering flavours from around the world.

The scheme also benefits from proactive investments which have brought in an innovative range of uses, all adding vibrancy to the scheme, including Kingland – a curated range of independent retailers, The Skills Learning Centre, Gather – community space available for workshops & pop ups, Dolphin Street Market and The Foundry – modern co working space.

Unit 88 is located fronting the ground floor mall, nearby retailers include Timpsons, New Look, Primark, Muffin Break and Boots. The unit extends to approximately 82.3 sq m (886 sq ft) and also includes an additional area of mall seating. The unit features a serving counter and separate kitchen and seating area.

TENURE

The property is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

RENT

£18,000 pax.

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

BUSINESS RATES

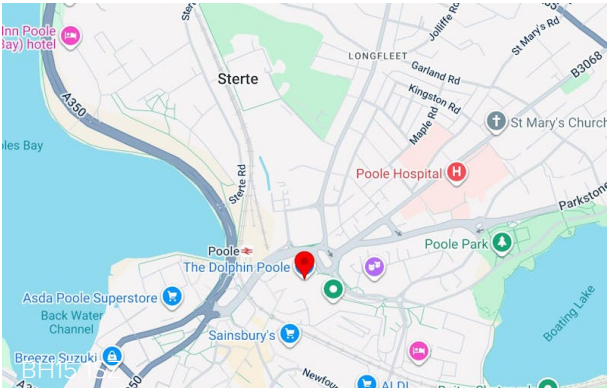
The property has a rateable value of £16,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

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.

EPC

The property has an energy rating of C-71. A copy of the full EPC is available on request.



SUMMARY

Available Size	886 sq ft
Rent	£18,000 per annum exclusive
Rateable Value	£16,000
Service Charge	£12,654 per annum
EPC Rating	C (71)

VIEWING & FURTHER INFORMATION

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