

# TO LET

## Town Centre Shop

at

114 High Street  
Poole  
BH15 1DF

- ◆ Busy trading position in pedestrianised section of High Street
- ◆ Adjacent Age UK, opposite Savers and Bon Marche and close to many other multiple retailers
- ◆ Close to town centre car parks
- ◆ Retail Unit – 510 sq ft
- ◆ New lease available
- ◆ Attractive rent of **£15,000** per annum exclusive
- ◆ Class E
- ◆ Sole Agents



## LOCATION

The property is situated in an excellent trading location close to the junction with Chapel Lane in the fully pedestrianized section of Poole High Street.

There are many national multipliers within the immediate vicinity including Age UK (next door), Savers, Bon Marche (opposite), Mountain Warehouse, CEX, Santander and Job Centre.

There is also excellent car parking within very close proximity.

## ACCOMMODATION

### Ground Floor

#### Shop

**Net frontage** 15'6"

**Internal Width** 15' 11" front

**Narrowing to** 11' rear

**Shop Depth** 35' 8"

**Net Floor Area** – 510 sq ft

(currently part partitioned after 28' 3"

(to provide shop and store)

#### Outside Cloakroom / WC

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£15,000** per annum exclusive subject to periodic reviews.



## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value – £14,250

Some Small Business Rate Relief may apply (subject to status)

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band E

The full EPC and recommendations report are available on request.



## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents: -



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