NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET RENT FREE AVAILABLE

A5 Takeaway Premises
Poole Town Centre

At

65 High Street
Poole
BH15 1AF

- Located in pedestrianized section of High Street, adjacent junction with Old Orchard
- Close to Sainsbury's Local
- Ground floor shop and prep – 667 sq ft
- New lease by negotiation
- Rent £14,000 pax
- Some equipment included
- A5 Hot Food Takeaway use
- Minimal rates, subject to status.
- Large 2-bed flat over also available





01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The shop occupies a popular location immediately adjacent the junction with Old Orchard and close to Sainsbury's Local and the gateway to Poole Quay at the southern end of Poole High Street.

There is a good mix of shops, restaurants, bars and professional office occupiers within the immediate vicinity and the Quay Multi-Storey car park is on Old Orchard.

ACCOMMODATION

Ground Floor

Shop

Internal width	16'6" Front 10'8" Rear
Internal depth	21'0"
Net floor area	521 sq ft

Prep Room/Store 146 sq ft

Staff cloakroom/WC

NB There is a large 2-bed flat over also available at an additional rent of £15,000 pa on a separate periodic tenancy

LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £14,000 pax, subject to periodic reviews.

Rent Free available subject to lease term/status

All figures quoted are exclusive of VAT, if applicable.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value – £11,250 (From 1st April 2026)

Some Small Business Rates Relief will apply, subject to status.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (43)

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: -

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

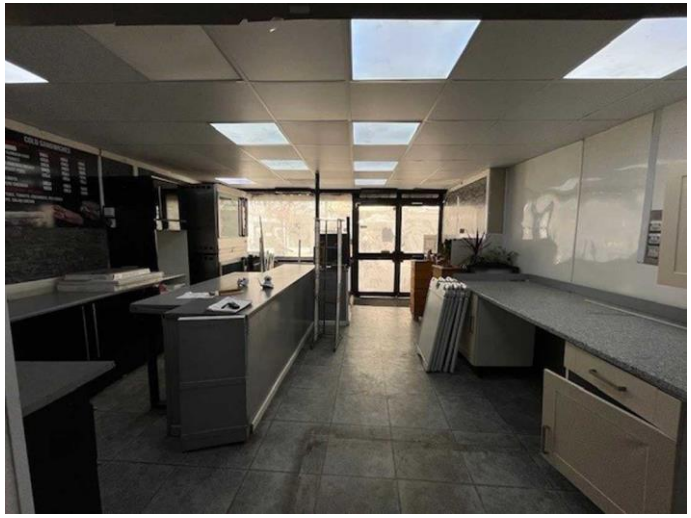
Steve Chiari
stevec@nettsawyer.co.uk
01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed HERE

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.











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