



TO LET

## Unit 19, The Dolphin Shopping Centre, Poole, BH15 1SZ

### Prime Retail Unit

- Prime retail unit within the popular Dolphin Shopping Centre
- 90.2 sq m (971 sq ft)
- Recently 'white boxed' and ready for occupation
- High footfall location adjacent to Pandora

# Unit 19, The Dolphin Shopping Centre, Poole, BH15 1SZ

## 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, River Island, Next & JD Sports. There is also a growing leisure offer, with a new 40,000 sq ft Flipout Entertainment Centre having recently opened.

Over the past few years, the scheme has benefited from proactive investment which has brought in an innovative range of uses, all adding vibrancy to the scheme, including Kingland – a curated range of independent retailers, NHS Health Village, The Skills Learning Centre, Gather – community space available for workshops & pop ups, Dolphin Street Market and The Foundry – modern co working space.

Unit 19 is located in a highly prominent position fronting the ground floor mall. The unit has recently been 'white boxed' and extends to approximately 90.2 sq m (971 sq ft).

## TENURE

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

## RENT

On application to the agents.

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

## BUSINESS RATES

The property has a rateable value of £24,250. 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-66. A copy of the full EPC is available on request.



## SUMMARY

Available Size	971 sq ft
Rateable Value	£24,250
EPC Rating	C (66)

## VIEWING & FURTHER INFORMATION

### Alastair Knott

01202 661177 | 07795346157

alastair@sibbettgregory.com

### Joe Lee

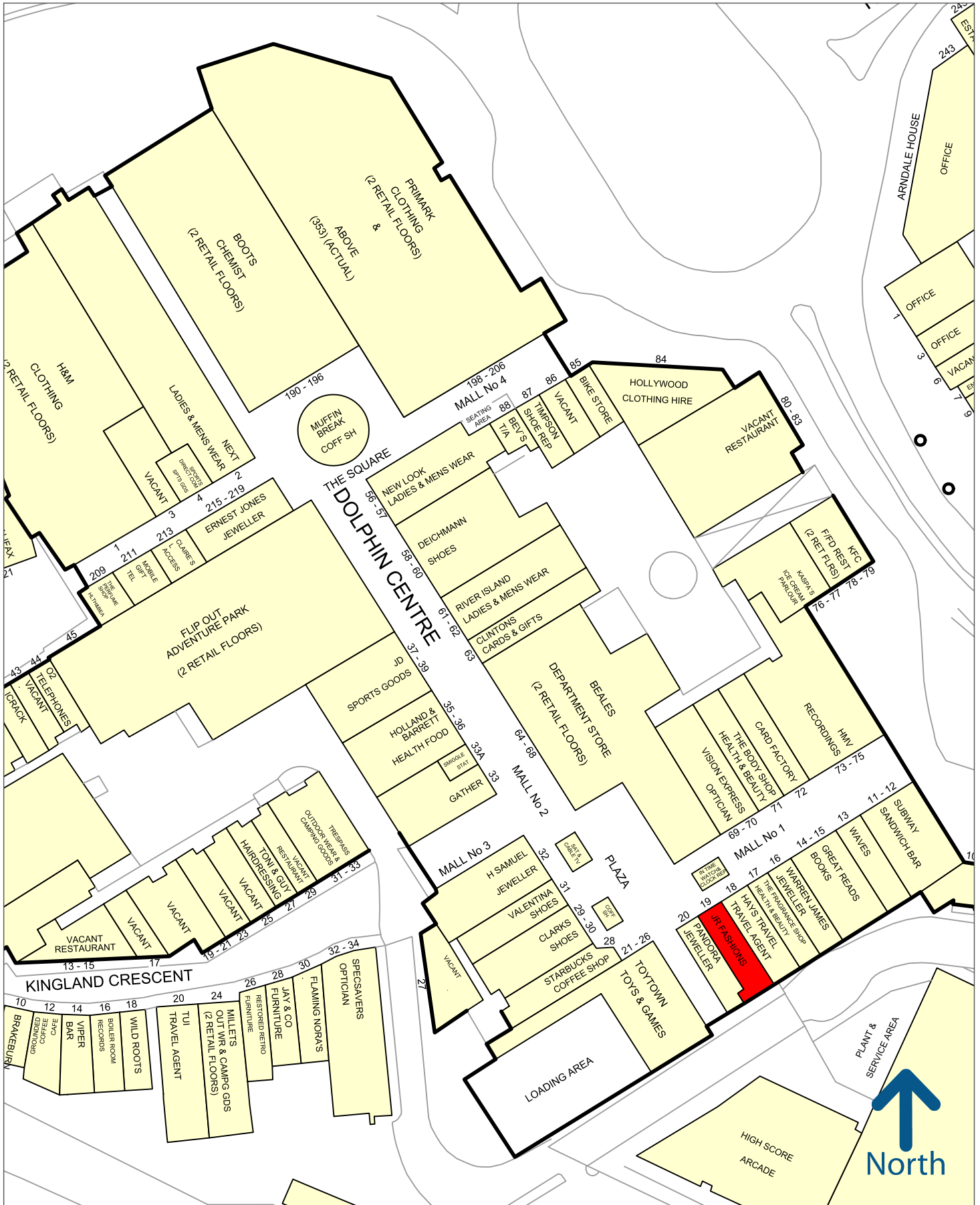
01202 661177 | 07791 118807

joe@sibbettgregory.com

# sibbett gregory

More properties @ [www.sibbettgregory.com](http://www.sibbettgregory.com)

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 12/04/2024



50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885



Experian Goad Plan Created: 12/04/2024  
Created By: Sibbett Gregory Wright and Coles Ltd

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)