



TO LET

## Unit 33 & 34, The Dolphin Shopping Centre, Poole, BH15 1SZ

### Prime Retail Unit

- Prime retail unit within the popular Dolphin Shopping Centre
- Prominent corner position within the scheme
- Nearby retailers include Smiggle, JD Sports, Holland and Barrett & H Samuel
- 200.48 sq m (2,158 sq ft)

# Unit 33 & 34, 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 33 & 34 is located in a highly prominent corner position fronting the ground floor mall. The unit extends to approximately 200.48 sq m (2,158 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 £71,000. 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 D-78. A copy of the full EPC is available on request.



## SUMMARY

Available Size	2,158 sq ft
Rateable Value	£71,000
EPC Rating	D (78)

## VIEWING & FURTHER INFORMATION

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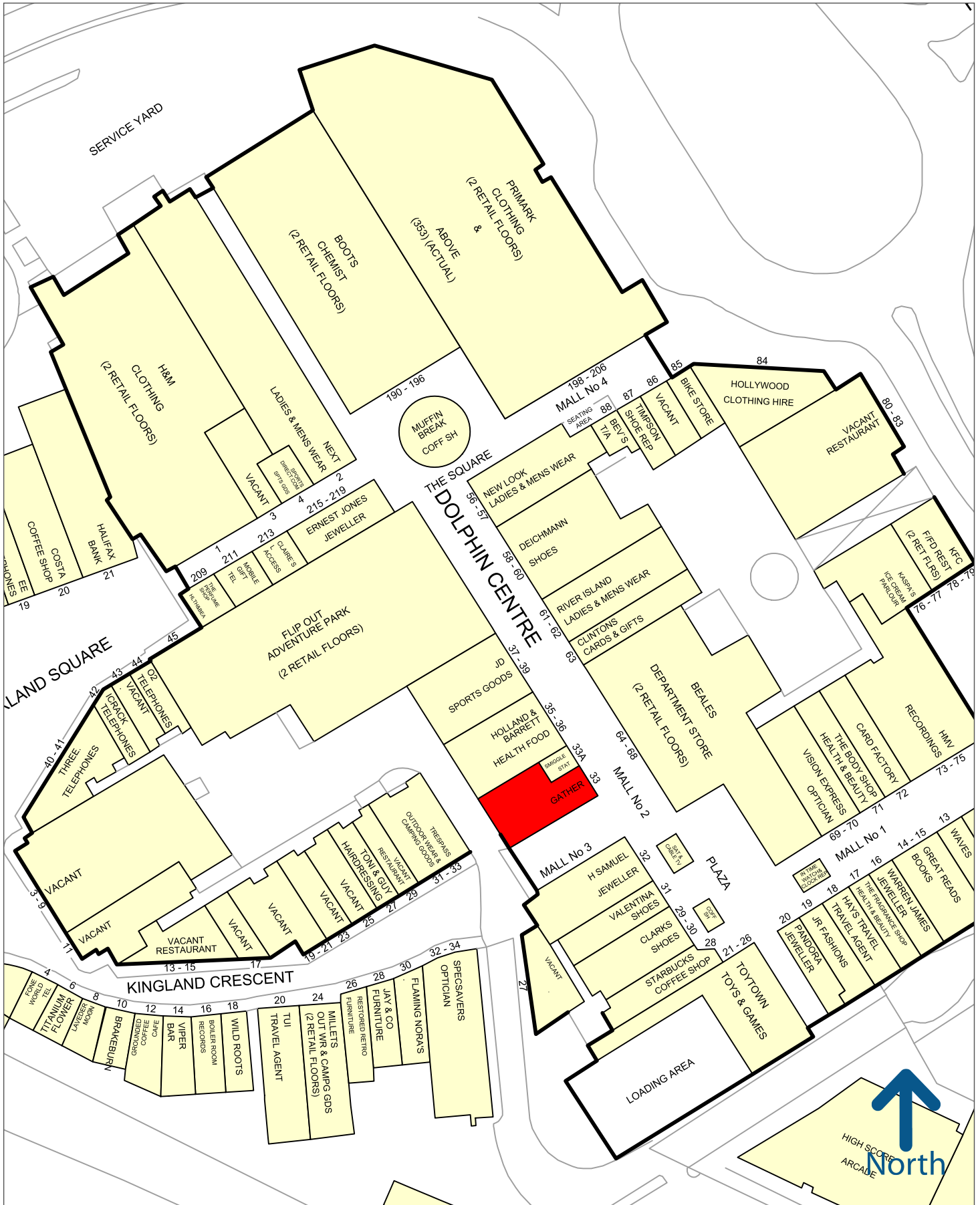
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50 metres

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