



TO LET

## Unit 86, The Dolphin Shopping Centre, Poole, BH15 1SZ

### Prime Retail Unit

- Retail unit within the popular Dolphin Shopping Centre
- Well positioned adjacent to shopping centre entrance
- Nearby retailers include Primark, Boots, Timpsons and New Look
- 65 sq m (710 sq ft)

# Unit 86, 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 86 is located fronting the ground floor mall, nearby retailers include Timpsons, New Look, Primark, Muffin Break and Boots. The unit extends to approximately 65 sq m (710 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

£16,500 per annum exclusive of service charge, insurance, rates and VAT, payable monthly in advance.

## BUSINESS RATES

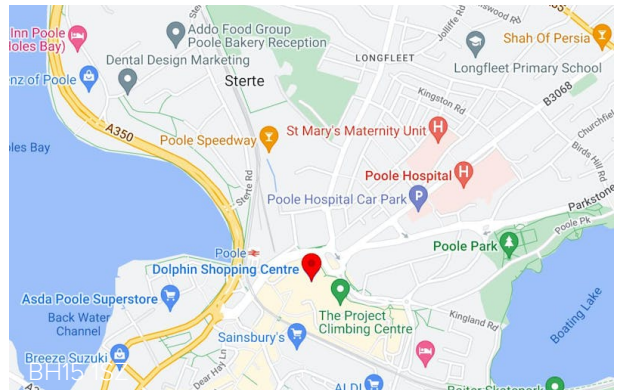
The property has a rateable value of £15,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## 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-60. A copy of the full EPC is available on request.



## SUMMARY

Available Size	710 sq ft
Rent	£16,500.00 per annum exclusive
Rateable Value	£15,000
Service Charge	£11,042.40 per annum
EPC Rating	C (60)

## VIEWING & FURTHER INFORMATION

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50 metres

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