

# Store 9, Unit 80 - 83, The Dolphin Shopping Centre, Poole, BH15 1SZ

## Prime Retail Unit

- Prime retail unit forming part of the popular Dolphin Shopping Centre
- Highly visible location fronting Kingland Road
- 923.6 sq m (9,942 sq ft)
- Former restaurant premises



## Store 9, Unit 80 - 83, 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 & popups, Dolphin Street Market and The Foundry – modern co working space.

Store 9, Unit 80 - 83 is located fronting Kingland Road on the ground and first floors nearby retailers include KFC, Subway, HMV, Timpsons, New Look, Primark and Boots. The unit extends to approximately 923.6 sq m (9.942 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 £45,750. 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 (63). A copy of the full EPC is available on request.





#### **SUMMARY**

Available Size	9,942 sq ft
Rates Payable	£45,750 per annum
EPC Rating	C (63)

#### **VIEWING & FURTHER INFORMATION**

### Joe Lee

01202 661177 | 07791 118807 joe@sibbettgregory.com

## sibbett gregory

#### More properties @ 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 19/06/2023



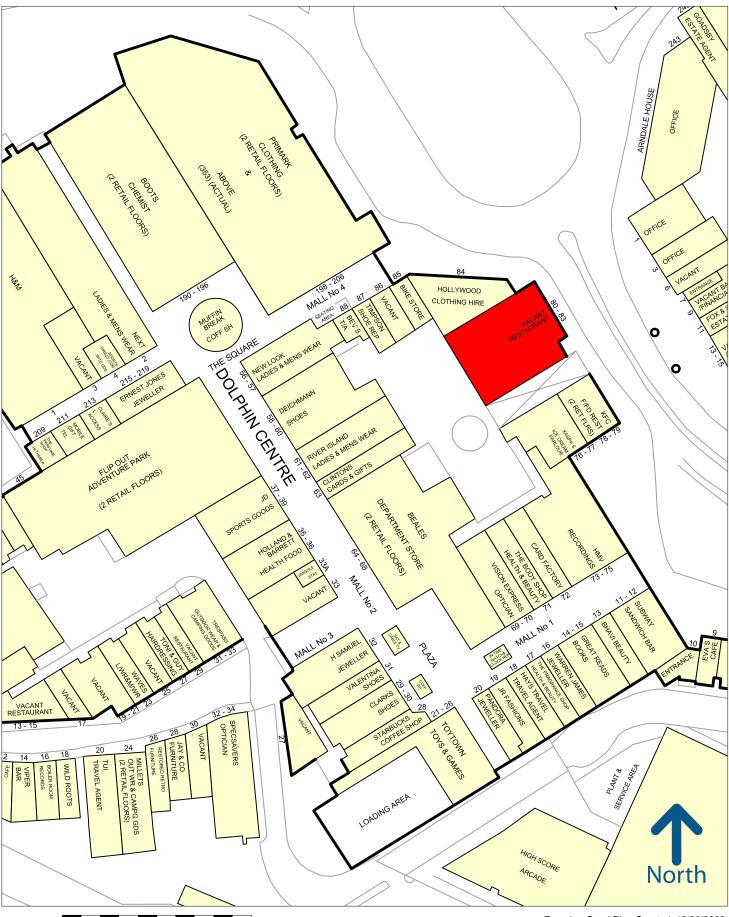














Experian Goad Plan Created: 12/06/2023 Created By: Sibbett Gregory Wright and Coles Ltd

