FOR SALE - 2 SHOPS WITH UPPER PARTS 119-119A HIGH STREET | POOLE | DORSET | BH15 IAN

E-CIGARETTE

VAPE

sibbett gregory



- Close to town centre car parks
- Vacant possession





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, whoreox, ncoms and any other lensus are paproximate and on responsibility taken for any enror, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and angehiances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meetops (2022)

LOCATION

The property is located in an excellent position fronting the pedestrianised Poole High Street shopping area. Nearby occupiers include Mountain Warehouse, Taco Bell, Bon Marche, The Entertainer, Iceland, Poundland, Santander, Lloyds Bank, CEX, Robert Dyas and various other quality independent retailers. A number of public car parks are located nearby.

DESCRIPTION

The property comprises a mid-terraced property with two shop units and ancillary space on the first and second floors. 119 High Street comprises a ground floor shop benefitting from separate rear access to a side alley. A staircase leads from the rear of the unit to the upper parts which are currently used as ancillary office and storage space. 119A High Street is a small lock up unit to the side of an alley way which runs through an archway beneath the building, linking the High Street to Lagland Street at the rear.

The property is located within the Town Centre Heritage Conservation Area. 119 High Street is also understood to be a locally listed building.

ACCOMMODATION

We have previously measured the premises with the following approximate floor areas:

II9A High Street

Ground floor sales 131 sq ft (12.17 sq m)

<u>119 High Street</u>

Ground floor sales236 sq ft (21.93 sq m)Rear ancillary56 sq ft (5 sq m)First floor256 sq ft (23.78 sq m)Second floor420 sq ft (39.02 sq m)

TENURE

Freehold with full vacant possession.

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PRICE

Offers in the region of, or in excess of £265,000 exclusive.

BUSINESS RATES

We understand the properties have the following rateable values:

| | 9 High Street - £7,700 | | 9A High Street - £3,350

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended.

ENERGY PERFORMANCE CERTIFICATE

The properties have the following energy ratings. Copies of full EPCs are available on request.

Unit 119 – D-82 Unit 119A – E-103

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Joe Lee 01202 661177 joe@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



