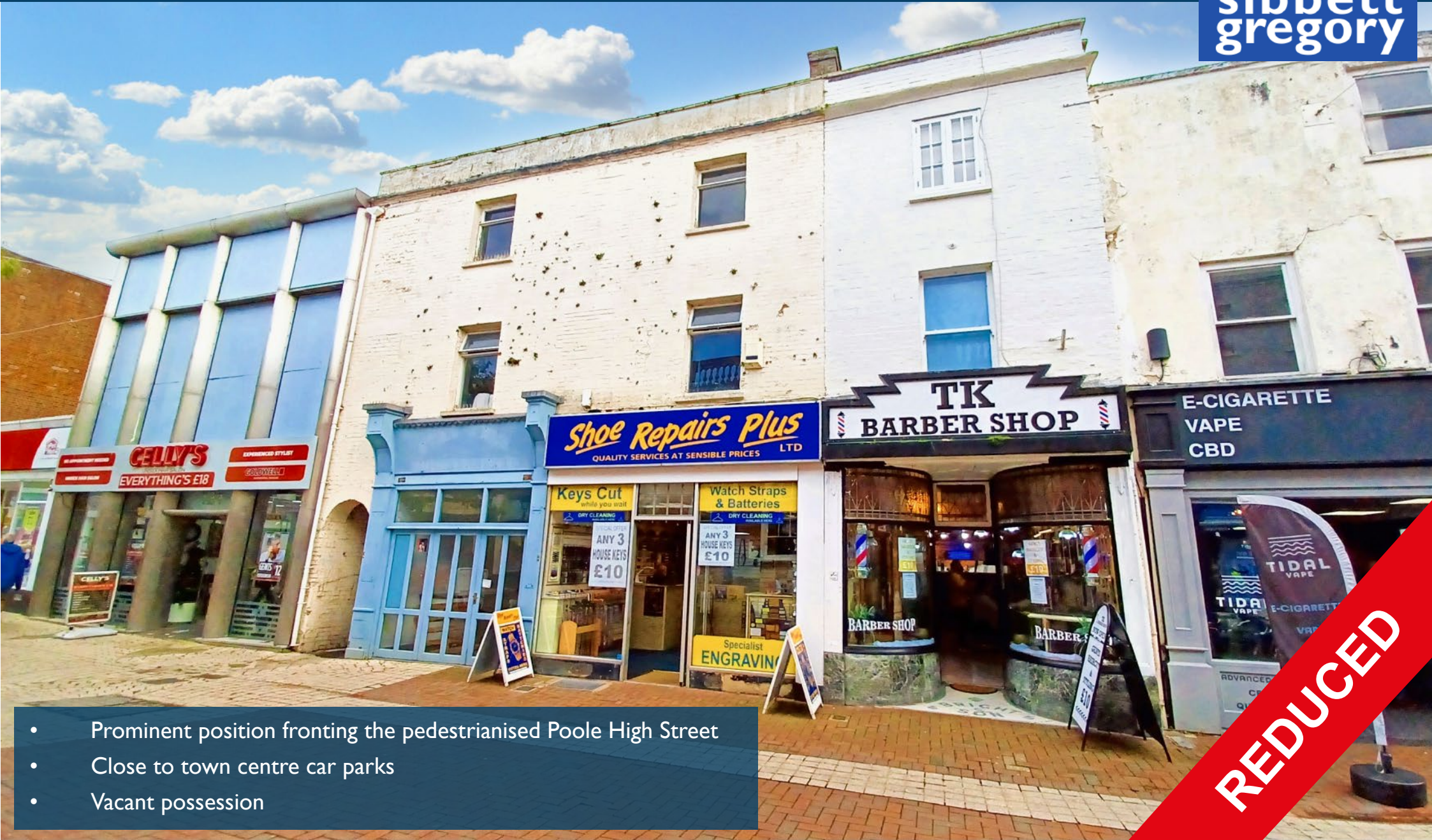


# FOR SALE - 2 SHOPS WITH UPPER PARTS

119-119A HIGH STREET | POOLE | DORSET | BH15 1AN

sibbett  
gregory



- Prominent position fronting the pedestrianised Poole High Street
- Close to town centre car parks
- Vacant possession

REDUCED





## PRICE

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

## BUSINESS RATES

We understand the properties have the following rateable values:

119 High Street - £7,700

119A 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](mailto: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





