

FOR SALE FREEHOLD TOWN CENTRE COMMERCIAL PROPERTY

18/18A HIGH STREET | POOLE | DORSET | BH15 1BP



- Town centre investment/development opportunity
- Ground floor income producing
 - Upper floors vacant with development potential (S.T.P.P)
- Situated within the lower section of Poole High Street





LOCATION

The property is located at the lower end of Poole High Street close to its junction with Castle Street and New Street and within easy access to Poole Quay. The High Street connects into Old Orchard and the pedestrianised section of Poole High Street. The Dolphin Shopping Centre is within easy walking distance and Poole train and bus stations are half a mile away.

DESCRIPTION

The property comprises a mid-terrace, three storey commercial building with brick elevations under a pitched tiled roof.

The ground floor is self-contained and operates as a Thai restaurant with 24 covers. The ground floor contains a bar/servery, store room, two toilets and a kitchen at the rear. The premises have a combination of plastered and artex ceilings, spot lighting and a tiled floor.

A separate entrance directly from Poole High Street provides access to the upper floors. The first and second floors have most recently been used as office premises and comprise a combination of open plan accommodation and separate rooms. There is a kitchen and toilet facilities on the first floor with a further room on the second floor. The specification includes a combination of suspended and artex ceilings, fluorescent lighting, timber effect flooring and carpeting. There is no heating in the premises.

Externally, there are two off road parking spaces provided at the rear of the property.



ACCOMMODATION

The property comprise the following approx. net floor areas:-

Ground Floor	64.4 sq m	693 sq ft
First Floor	46.1 sq m	496 sq ft
Second Floor	26.4 sq m	284 sq ft
Total	136.9 sq m	1,473 sq ft

TENURE

The property is available for sale freehold subject to an existing lease of the ground floor.

The ground floor is subject to a lease granted from 1st June 2023 for a term of 6 years at a rent of £12,750 per annum exclusive. The lease contains a Tenant break option and a rent review at the end of the third year of the term.

PRICE

Offers in excess of £250,000 exclusive.

BUSINESS RATES

The property has the following rateable values:-

Ground Floor - £10,500

First & Second Floors - £7,100

ENERGY PERFORMANCE CERTIFICATE

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

Unit 18 – C-57

Unit 18A – D-95

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

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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