



Patrick House, West Quay Road, Poole, BH15 1JF

First Floor Self Contained commercial premises with parking

- Approx. 490.5 sq m (5,280 sq ft)
- Suitable for uses within Class E planning
- £65,000 per annum exclusive
- Prominent location close to Poole Quay
- 15 allocated parking spaces
- Subject to previous Tenant's repairs

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LOCATION

Patrick House is situated on West Quay Road which is a main route through Poole town centre, linking The Quay and the Twin Sails lifting bridge with the main road network. West Quay Road is home to the RNLI Headquarters and College, Sunseeker International and other nearby occupiers include Snows Group and Breeze Suzuki.

West Quay Road gives excellent access to the Holes Bay Road dual carriageway (A350), Wimborne Road (A349) and Longfleet Road.

The property is located within a short distance of Poole High Street and the Dolphin Shopping Centre. The Rail Station and Bus Station are both within a short walk of the property.

DESCRIPTION

Patrick House is a substantial detached three storey building with brick elevations under a flat roof. Patrick House has a Hendy motor dealership on the ground floor, commercial premises on the first floor and 3 residential flats on the second floor.

The entrance to the available commercial accommodation is at the rear of the building and a common stairwell and lift serve the first and second floors.

The available accommodation on the first floor is self-contained with its own kitchen and toilet facilities.

The premises are to be refurbished to provide modern, open plan accommodation for uses falling within Class E of Planning Use Classes Order. The premises have modern UPVC double glazed windows and gas fired central heating. The refurbishment will include new modern ceiling and lighting, new floor coverings, new WC and kitchen facilities.

Externally there is a substantial car park at the rear of the property and the accommodation has 15 allocated parking spaces.

ACCOMMODATION

The accommodation comprises the following areas:

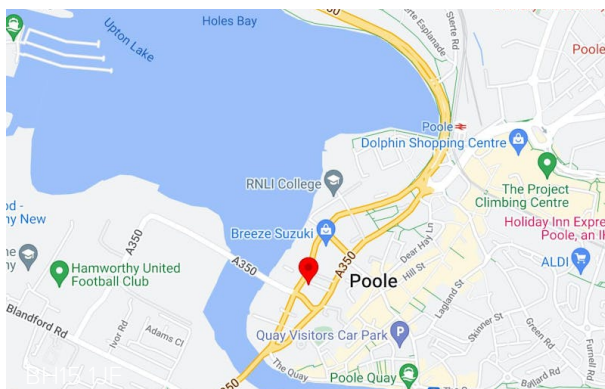
Name	sq ft	sq m	Availability
1st - First Floor	5,280	490.53	Available
Total	5,280	490.53	

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a terms to be agreed.

RENT

£65,000 per annum exclusive of business rates, service charge and VAT.



SUMMARY

Available Size	5,280 sq ft
Rent	£65,000.00 per annum exclusive
Rates Payable	£25,750 per annum
Rateable Value	£51,500
EPC Rating	Upon enquiry

VIEWING & FURTHER INFORMATION

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