



TO LET

28 Hill Street, Poole, BH15 1NR

### High Street Café

- Total floor area 45.01 sq m (484.49 sq ft)
- Close to town centre car parks
- Fronting pedestrianised Poole High Street
- £7,500 per annum exclusive
- Fitted kitchen/serving area
- Available immediately

# 28 Hill Street, Poole, BH15 1NR

## LOCATION

The property is situated in an excellent position fronting the pedestrianised Poole High Street shopping area.

Nearby operators include Santander, Sense, Peacocks, Savers Health & Beauty, Mountain Warehouse, The Entertainer, The Works, CEX and various others. A number of public car parks are located nearby.

## DESCRIPTION

The property is arranged on the ground floor and is currently configured as a café with a full fitted kitchen/serving area, store room and WC to the rear of the property.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Cafe	399.13	37.08
Ground - Kitchen	64.58	6
Ground - Storage	20.78	1.93
<b>Total</b>	<b>484.49</b>	<b>45.01</b>

## TENURE

The shop is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

## RENT

£7,500 per annum exclusive.

The rent is exclusive of business rates, buildings insurance contribution, utilities and VAT.

## BUSINESS RATES

The property has a current rateable value of £8,300. 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. Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid).

## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

The premises has the following rating:

B (41)



## SUMMARY

Available Size	484.49 sq ft
Rent	£7,500 per annum exclusive
Rateable Value	£8,300
EPC Rating	B (41)

## VIEWING & FURTHER INFORMATION

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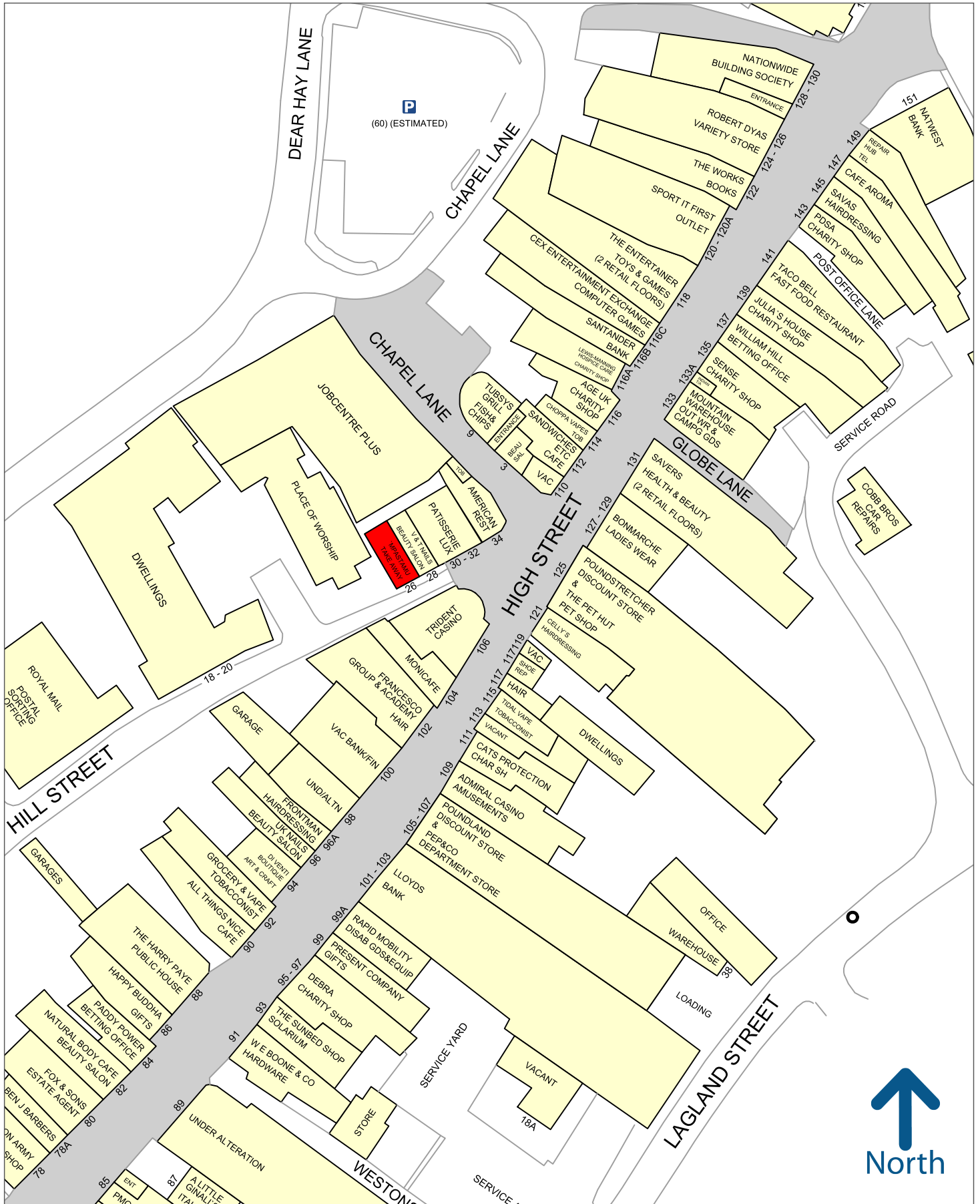
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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time 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 after provisional terms have been agreed. Generated on 11/10/2024







50 metres

Experian Goad Plan Created: 10/10/2024  
Created By: Sibbett Gregory Wright and Coles Ltd