



To Let

## 94A High Street, Poole, BH15 1DB

### HIGH STREET RETAIL UNIT

- 762 sqft (70.79 sq m)
- Prominent position fronting the pedestrianised Poole High Street
- Class E use
- £14,000 per annum exclusive
- Alternative uses may also be considered - subject to planning
- Character Grade II Listed building

# 94A High Street, Poole, BH15 1DB

## LOCATION

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

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

## DESCRIPTION

The property comprises a ground floor retail unit with additional ancillary space, a basement with restricted head height, WC accommodation and rear access. The premises form part of an attractive Grade II listed building.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Sales Area	672	62.43
Ground - Ancillary Store Room	90	8.36
<b>Total</b>	<b>762</b>	<b>70.79</b>

## TENURE

By way of a new Full Repairing and Insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENT

£14,000 per annum exclusive.

The stated annual rental is exclusive of VAT, building insurance, business rates and utilities. Rent is payable quarterly in advance

## BUSINESS RATES

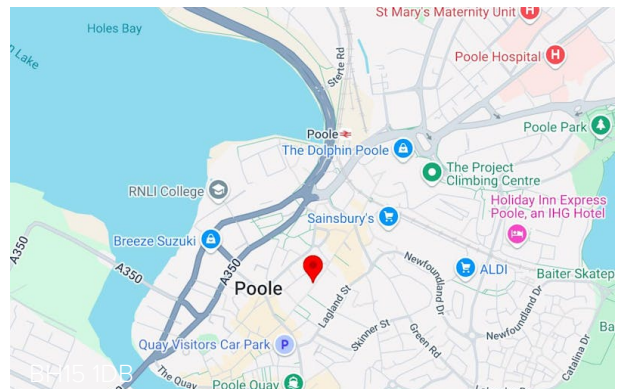
The property has a current rateable value of £14,250. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs.



## SUMMARY

<b>Available Size</b>	762 sq ft
<b>Rent</b>	£14,000 per annum exclusive
<b>Rateable Value</b>	£14,250
<b>EPC Rating</b>	B (43)

## VIEWING & FURTHER INFORMATION

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