

POOLE BH15 1AU

163 HIGH STREET

PRIME SHOP TO LET

LOCATION

Occupying a prime trading location on the pedestrianised High Street close to its junction linking to Falkland Square and the Dolphin Centre. Multiple occupiers adjacent and nearby include **HSBC**, **Superdrug**, **Sainsbury's**, **Starbucks**, **WH Smith**, **Skechers** and **Caffe Nero**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged on ground and first floors only, comprising the following approximate dimensions and floor areas:

Gross Frontage	31 ft 6 in	9.6 m
Internal Width	28 ft 3 in	8.6 m
Shop Depth	70 ft 3 in	21.4 m
Ground Floor Sales	1,862 sq ft	173 sq m
First Floor Storage	1,625 sq ft	151 sq m

EPC

The property has a Band D(91) Energy Performance Asset Rating. A copy of the EPC can be provided upon request.

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation at a commencing rent of **£47,500 per annum exclusive** of rates.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

We have been advised that the property is assessed for rating purposes as follows:

Rateable Value £55,000

Interested parties should verify this information.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

VIEWING

For further information or arrangement to inspect, please contact the sole agents:

Tim Hance

020 7908 7031
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SUBJECT TO CONTRACT



Experian Goad Plan Created: 15/05/2022
Created By: HRH Retail

Misrepresentation Act

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