

TO LET

**1,900 sq ft
Retail Premises
(may divide into 2 units)**

at

**99 (A&B) High Street
Poole
BH15 1AN**

- ◆ Double fronted ground floor shop
- ◆ Located in conservation area in pedestrianised part of the High Street
- ◆ Potential gross sales area 1,900 sq ft
- ◆ New lease
- ◆ Rent **£30,000** per annum exclusive for the whole as one
- ◆ **£17,500** per unit per annum exclusive if divided at 1,079 sq ft each unit



LOCATION

The premises are located in a conservation area in the pedestrianised part of the High Street a short distance from Barclays Bank, Lloyds TSB and Julia's House.

ACCOMMODATION

As One

A double fronted shop arranged on the ground floor with rear stockroom and toilet and one car parking space located in the rear communal car park.

The accommodation, with approximate dimensions and areas, is as follows:

<u>Net Frontage</u>	28'6"
<u>Potential Gross Sales Area</u>	1,900 sq ft (measured overall)
<u>Rear Cloakroom and WC</u>	
<u>Parking for one vehicle</u>	

As Divided

Two adjoining 1,079 sq ft shops with store to rear and cloakroom / kitchen facilities

LEASE

Whole

New full repairing and insuring lease with a commencing rental of **£30,000** per annum, exclusive, other terms by negotiation, subject to contract.

or

Each unit at **£17,500** per annum exclusive

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value – £29,500 whole

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents: -



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