NETTLESHIP SAWYER Chartered Surveyors Commercial Property Consultants

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

<u>As One</u>

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:

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

As Divided

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

LEASE

<u>Whole</u>

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

<u>or</u>

Each unit at £17,500 per annum exclusive

BUSINESS RATES (source: <u>www.voa.gov.uk</u>)

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

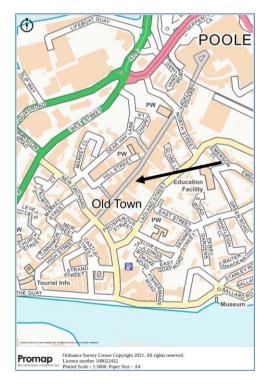
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents: -



Steve Chiari stevec@nettsawyer.co.uk 01202 550245



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

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