

## TO LET

### Two Storey Business Premises

at

**20 Lagland Street  
Poole  
BH15 1QG**

- ◆ Poole town centre location
- ◆ On-site car parking for 5/6 cars
- ◆ Ground floor - 906 sq ft
- ◆ First floor - 1,345 sq ft
- ◆ TOTAL - 2,251 sq ft
- ◆ Currently used as workshop and store
- ◆ New lease
- ◆ Rent - £16,500 per annum exclusive
- ◆ Available February 2024



## LOCATION

The property occupies a town centre location off Lagland Street and to the rear of Poole High Street and adjacent to the rear access to Lloyds Bank and a short distance from Poole Quay.

In addition to the retail element on the High Street there is a good mix of other commercial uses within the vicinity and town centre residential.

There is a bus stop opposite and the multi-storey Old Orchard Public car park is only a short walk away.

## ACCOMMODATION

Ground Floor 906 sq ft

With double doors and separate access door to unit

Cloakroom / WC

Kitchenette

First Floor 1,345 sq ft

7' 9" ceiling height

TOTAL NET FLOOR AREA – 2,251 sq ft

## Outside

To the front of the building there is a private car park / yard providing parking for up to 6 cars.

## LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of £16,500 per annum exclusive, subject to periodic reviews.

## BUSINESS RATES source: [www.voa.gov.uk](http://www.voa.gov.uk)

Rateable Value £13,250 (1 April 2023)

Some small Business Rate Relief may apply, subject to status

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band E

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 the Sole Agents:-



Steve Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
01202 550245

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)





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, UTILITIES 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.