

TO LET / MAY SELL

# Poole

152 High Street



## Location

Poole is the second-largest town in Dorset with an immediate population of 150,000 persons and is boosted by significant tourism throughout the year.

The premises are located in a prime position on the High Street close to the Falkland Square entrance to the Dolphin Shopping Centre. Nearby occupiers include **Cards Direct**, **WH Smiths**, **HSBC**, **Superdrug**, **Caffe Nero** and **Coffee #1**, amongst other multiple retailers.

## Accommodation

The premises provides an open well-configured layout arranged over ground and first floors. The approximate net internal floor areas are:

Ground Floor Sales	2,649 sq ft	246.09 sq m
Ground Floor Ancillary	44 sq ft	4.09 sq m
First Floor Ancillary	2,535 sq ft	235.5 sq m

## Rent

**£55,000 pax**

Consideration will be given to serious offers for the Freehold interest with Vacant Possession. Further information is available from the sole agents.

## SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

[savills.co.uk](http://savills.co.uk)





## Rates

Rateable Value 2017	£64,500
UBR 2020/21	51.2 p/£
Rates Payable	£33,024

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Tenure

The premises are available subject to vacant possession on a new effective full repairing and insuring lease for a term to be agreed.

## EPC

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## Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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