

# TO LET

RETAIL/OFFICE UNIT IN CENTRAL POOLE

13 Kingland Road  
Poole  
Dorset  
BH15 1SL



## UNDERGOING COMPLETE REFURBISHMENT

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## DESCRIPTION

The premises comprise a ground floor retail/office unit formally occupied by Royal Bank of Scotland with the adjacent property. The unit is in the process of being returned to a single unit with brand new, aluminium shopfront and pedestrian door to be installed.

Undergoing complete refurbishment, the property will be configured to provide large open plan office/retail accommodation to the front with staff area incorporating kitchenette and male and female WC's to the rear. Access to the rear of the property and associated parking is included within this space.

Upgrades and improvements include but are not limited to:

- New ceilings throughout
- New LED lighting
- New sanitary ware
- New kitchenette including sink and base units
- New commercial grade flooring
- Fully redecorated
- Air conditioning

## ACCOMMODATION

The front office retail area measures approximately 7.2M x 15.7M and the proposed staff/kitchen area will be approximately 3.3M depth.

## LOCATION

The property is situated in a highly prominent location in Poole Town Centre opposite the Bus Station and Dolphin Shopping Centre. Poole Train Station, on the London - Weymouth line, is located approximately 0.4 miles distant.

3 Allocated Parking Spaces are provided

## TENURE

The premises are available to rent by way of new full repairing and insuring lease for a term to be agreed.

## PRICE

£15,000 per annum Exclusive of VAT, insurance, business rates and service charge where applicable.

## PLANNING

We understand that the unit has planning consent for classes A2 (Financial & Professional Services) with historic retail/office use prior.

In accordance with our usual practice, however, all interested parties are encouraged to contact Poole Borough Council, planning department (01202 633633) with respect to their own use.

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# Energy Performance Certificate

Non-Domestic Building

13-15 Kingland Road  
POOLE  
BH15 1SL

Certificate Reference Number:  
9539-3055-0559-0100-8625

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

115

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	273
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	107.78
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

92

If typical of the existing stock

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

## SERVICE CHARGE

A service charge is payable in respect of the upkeep and maintenance of the exterior of the building, maintenance of the car-parking area and building's insurance. Interested parties are advised to make further enquiries

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once terms have been agreed.

## RATES

The property is currently assessed with Unit 15 but we would expect Unit 13 to have a rateable value below £12,000 per annum once reassessed.

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

## IMPORTANT NOTE

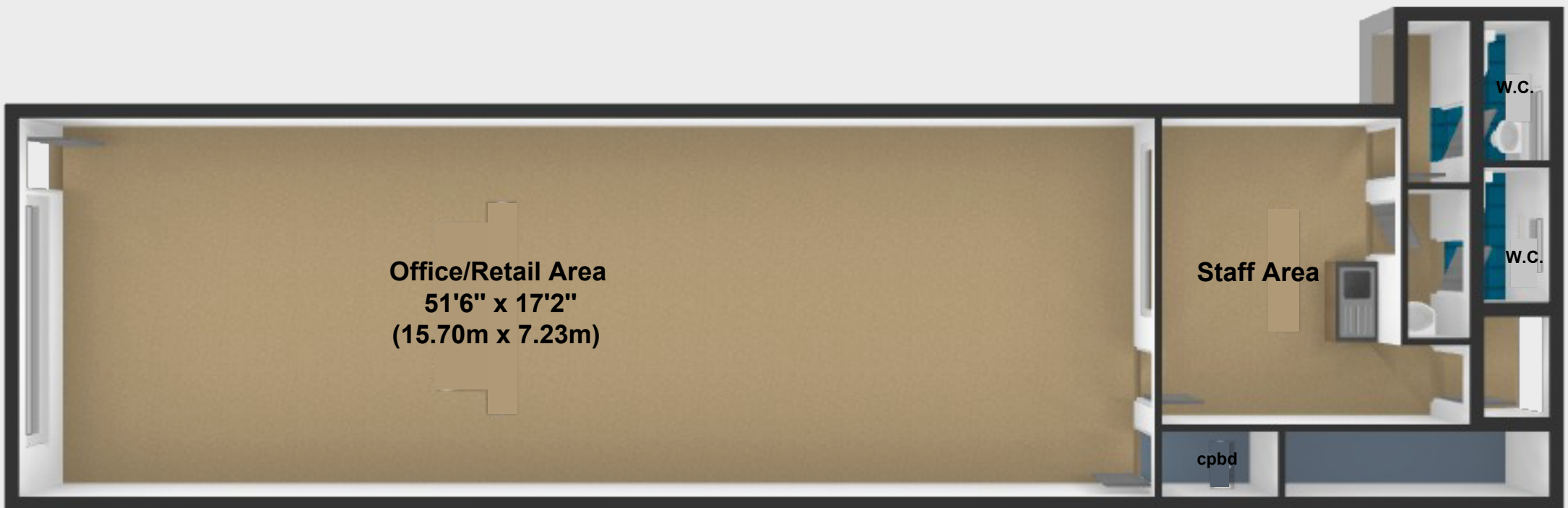
At no time has a structural survey been undertaken and appliances have not been tested.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.

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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Arrange a viewing today

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