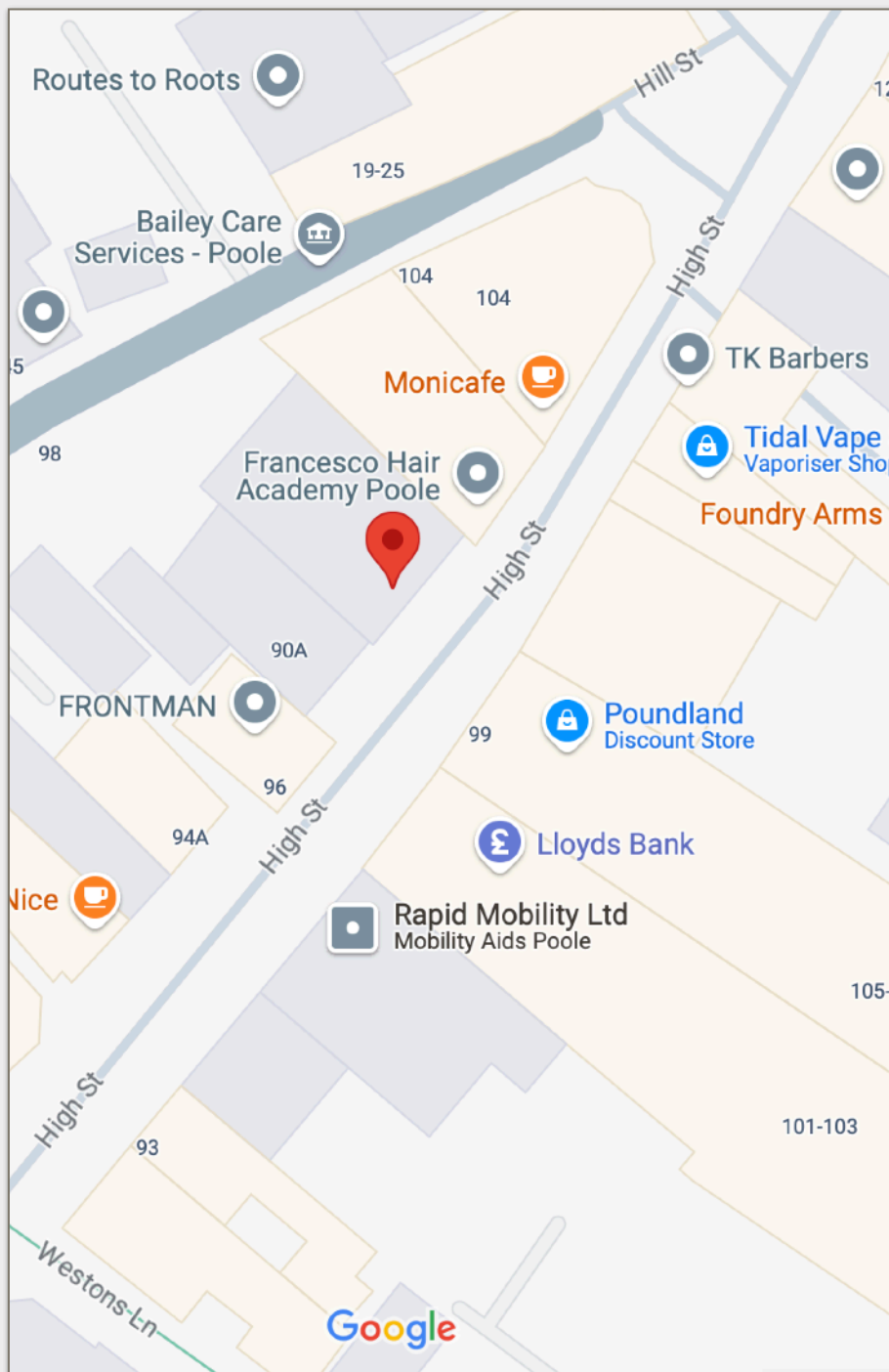


249 Sq.M.
(2,685 Sq.ft.)

100 High Street
Poole
Dorset
BH15 1BL



WATTS | HOLT
COMMERCIAL AGENTS AND SURVEYORS



DESCRIPTION

The former bank premises are configured to provide open plan retail/office accommodation at ground floor level. Stairs provide access to the basement which is again largely set out as open-plan

All mains services are connected to the property. WC's are yet to be installed and their location has a degree of flexibility depending on requirements.

Externally the unit is offered with two allocated parking spaces.

Ground Floor 167.7 SqM (1,805) SqFt
Basement 81.8 SqM (880) SqFt

RENT

£37,000 Per Annum exclusive of VAT, insurance, business rates and service charge where applicable.

PRICE

£450,000

LOCATION

The property is ideally situated centrally on Poole High Street. It is surrounded by well-known retailers such as The Entertainer, Mountain Warehouse, Robert Dyas Taco Bell, Bon Marche, Iceland, Poundland, Santander, Lloyds Bank, CEX, and numerous other quality independent shops. Additionally, several public car parks are conveniently located in the vicinity.

Poole Train Station is approximately 0.3 miles away and the location is served by a large number of bus routes.

TENURE

The premises are available to rent by way of new full repairing and insuring lease for a term to be agreed or alternatively Freehold or 999 Year Lease

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01202 461 586 | hello@wattsholt.com | wattsholt.com

PLANNING

We understand that the unit has planning consent for Class E - Commercial.

In accordance with our usual practice, however, all interested parties are encouraged to contact Poole Borough Council, planning department (01202 123456) with respect to authorised use of the property and their proposed use.

LEASE COSTS

Watts Holt can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

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.

BUSINESS RATES

To be separately assessed in current configuration

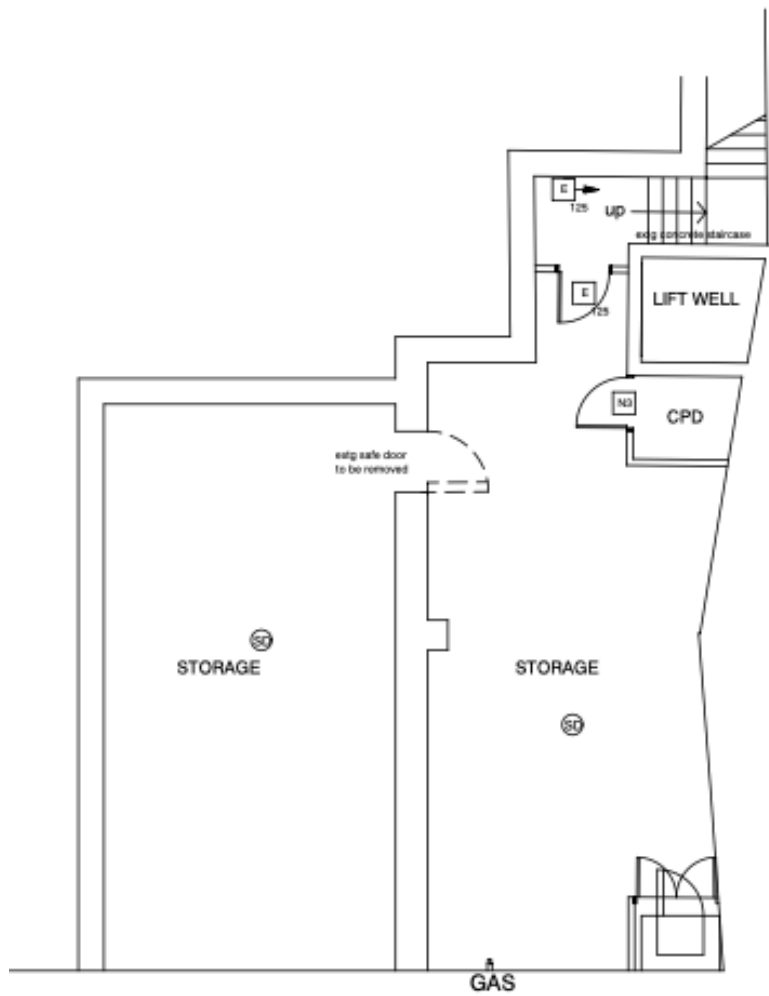
IMPORTANT NOTE

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

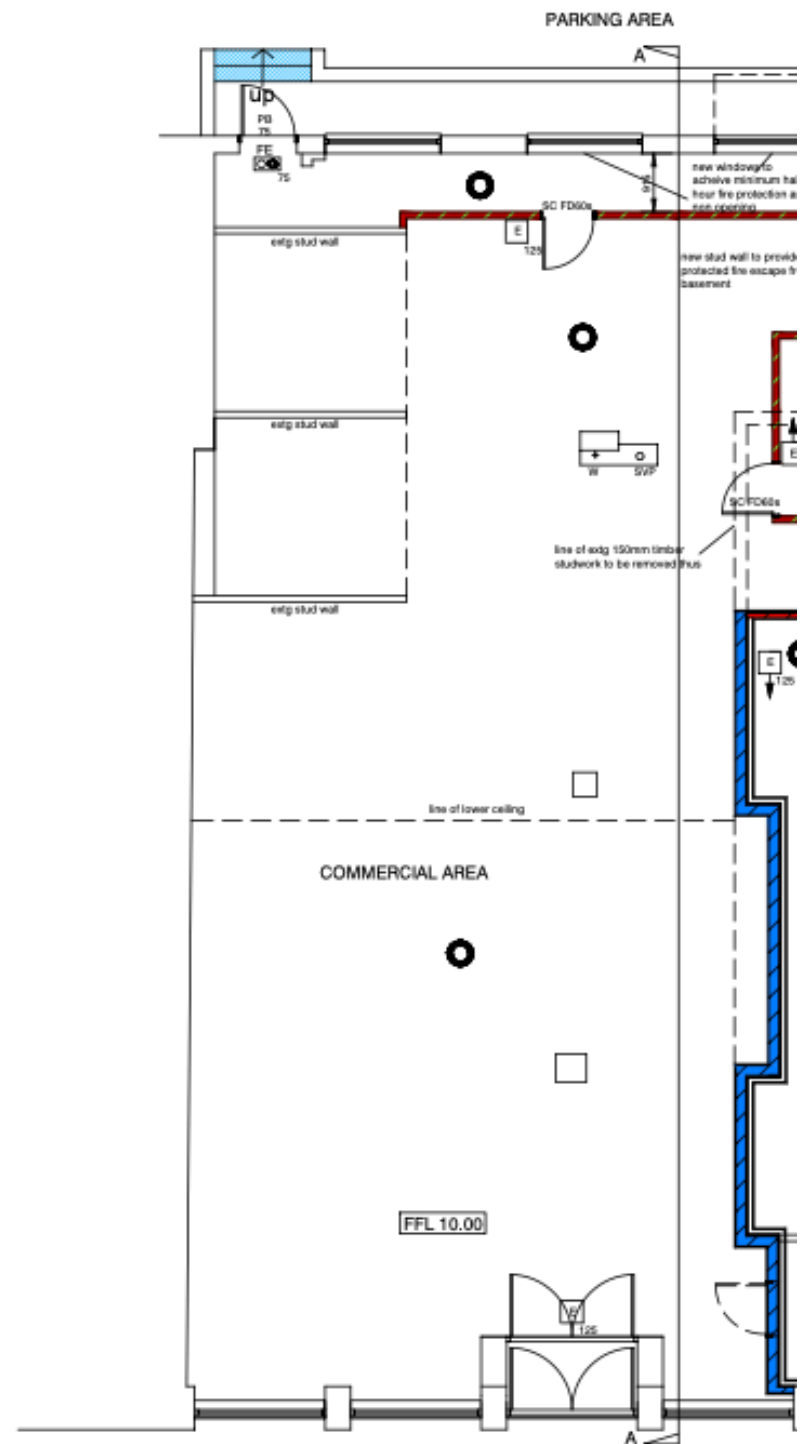
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.



BASEMENT



GROUND FLOOR



TRUST, DILIGENCE AND COMMERCIAL SAVVY

Making a name for ourselves on the south coast by winning your trust. Watts Holt are a multi-disciplined agency and consultancy based on the South Coast with years of experience in all aspects of commercial property.

We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters has earned us the reputation as one of the most active agencies in the area, with clients from multi-national property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS Regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

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