

TO LET
COMMERCIAL UNIT

34.4 Sq.M.
(370 Sq.ft.)

Old Harbour Office
Poole Quay
Poole
BH15 1HJ



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COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

An exceptional and rarely available ground floor commercial unit occupying a prominent position within the historic former harbour offices on Poole Quay.

The property is undergoing an extensive and high-quality refurbishment, sensitively combining modern finishes with retained period character. The accommodation now provides a striking open plan commercial space ideally suited to café, food and beverage or boutique retail use, subject to the necessary consents.

A standout feature of the property is the exposed original stone wall and feature fireplace, creating a unique trading environment rarely found within comparable commercial premises.

Specification includes new timber sash windows, recessed LED lighting, upgraded electrics and new internal joinery throughout.

In addition to the main trading area, the property benefits from ancillary accommodation with water supply and drainage, suitable for use as a prep kitchen or back-of-house area, together with provision for WC facilities.

Externally, there is potential for customer seating to the front of the property, subject to landlord and licensing approval, allowing occupiers to take full advantage of the vibrant quay-side setting and strong passing footfall.

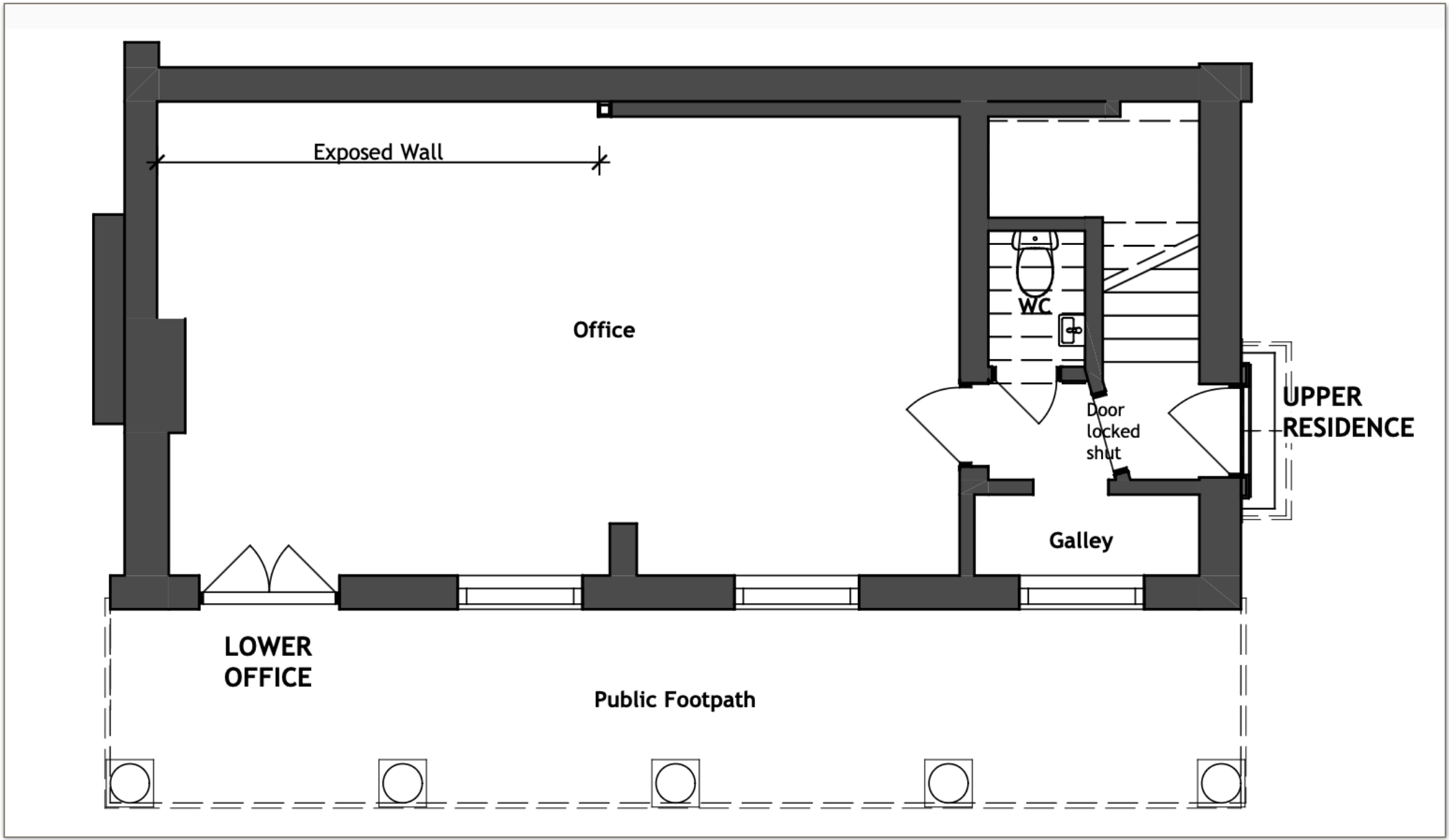
Opportunities of this nature are seldom available within Poole and the property offers an exciting opportunity for an occupier seeking highly characterful waterfront premises.

LOCATION

The property occupies a highly prominent position on Poole Quay, one of Dorset's most recognised waterfront destinations.

Poole Quay benefits from strong year-round footfall from both tourists and local visitors and is home to a wide variety of restaurants, cafés, bars and marine-related occupiers.

Public parking facilities are available nearby.



Exposed Wall

Office

WC

Door locked shut

UPPER RESIDENCE

Galley

LOWER OFFICE

Public Footpath

RENT

£17,500 per annum exclusive of VAT, insurance, business rates and service charge where applicable.

TENURE

Available by way of a new full repairing and insuring lease for a term to be agreed.

PLANNING

We understand the property has consent for Class E (Commercial).

Interested parties are advised to make their own enquiries with the Local Planning Authority.

BUSINESS RATES

The property is currently assessed with upstairs and requires reassessment. We would expect the ground floor to receive full exemption with nothing payable. Applicants must check their eligibility and entitlement to any related benefits with the relevant local authority.

EPC

Ordered and awaited

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.

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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