

TO LET

Large Class 'E' Premises in Busy Location

**66 High Street, Poole,
Dorset, BH15 1DA**

Key Features

- Net Internal Area – 2,637 Sq. Ft (244.98 Sq. M)
- Prominent Trading Position
- Use Class 'E'
- Rear Facilities Including a Loading Bay
- Public Car Park Nearby
- Available by Way of a New Lease at a Commencing Rent of £29,000 Per Annum, Exclusive.



Location & Description

The property occupies an excellent trading position within the lower pedestrianised section of Poole High Street which links The Dolphin Shopping Centre and the tourist destination of Poole Quay. This section of the High Street features a healthy mixture of retailers, food and beverage businesses and professional services providers. A branch of Sainsbury's Local is also located closeby.

66 High Street is a substantial and well-presented commercial premises with rear loading facilities via the loading bay which adjoins the Hill Street Pay & Display surface car park. The premises are well appointed and feature a ceramic tiled floor, suspended acoustic tiled ceiling with inset lighting, ceiling mounted heaters, burglar alarm system, wired fire alarm system and good floor to ceiling height of 8' 6" (2.59 m)

/// What3words: [ticket.eager.caves](#)

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £29,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accomodation

Floor Areas	Sq Ft	Sq M
Net Sales Area	2,311	214.69
Ancillary	326	30.29
Total Net Internal Area	2,637	244.98

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating B (34)

Rateable Value

Rating April 2026 onwards £28,250
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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