

POOLE BH15 1AN

105/107 HIGH STREET

LARGE STORE TO LET

LOCATION

The premises are situated to the eastern side of the pedestrianised High Street, a busy thoroughfare linking Poole Quay/Waterfront/Heritage Quarter and Dolphin Square Shopping Centre.

Multiple occupiers adjacent and nearby include **Poundstretcher**, **Savers**, **Mountain Warehouse** and **Lloyds Bank**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

Arranged on ground and mezzanine floors along with private rear servicing and car parking. The premises comprise the following approximate dimensions and grid internal (GIA) floor areas:

Gross Frontage	42' 0"	12.8 m
Internal Width	40' 6"	12.3 m
Shop Depth	162' 7"	49.6 m
Built Depth	190' 8"	58.1m
Ground Floor Area	7,721 sq ft	717 sq m
Mezzanine Floor Area	6,945 sq ft	645 sq m
Total Area	14,666sq ft	1,362 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation, but to include upward only rent reviews at 5 yearly intervals. **Commencing rental offers are invited**, exclusive of rates & VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

We have been advised that the property is assessed for rating purposes as follows:

Rateable Value	£55,000
Standard Business Multiplier	55.5p
Rates Payable 2025/26	£30,525

Interested parties should make their own enquiries to the Local Authority to verify this information.

EPC

The property has an Energy Performance Asset Rating of C-58. A copy of the EPC is available upon request.

VIEWING

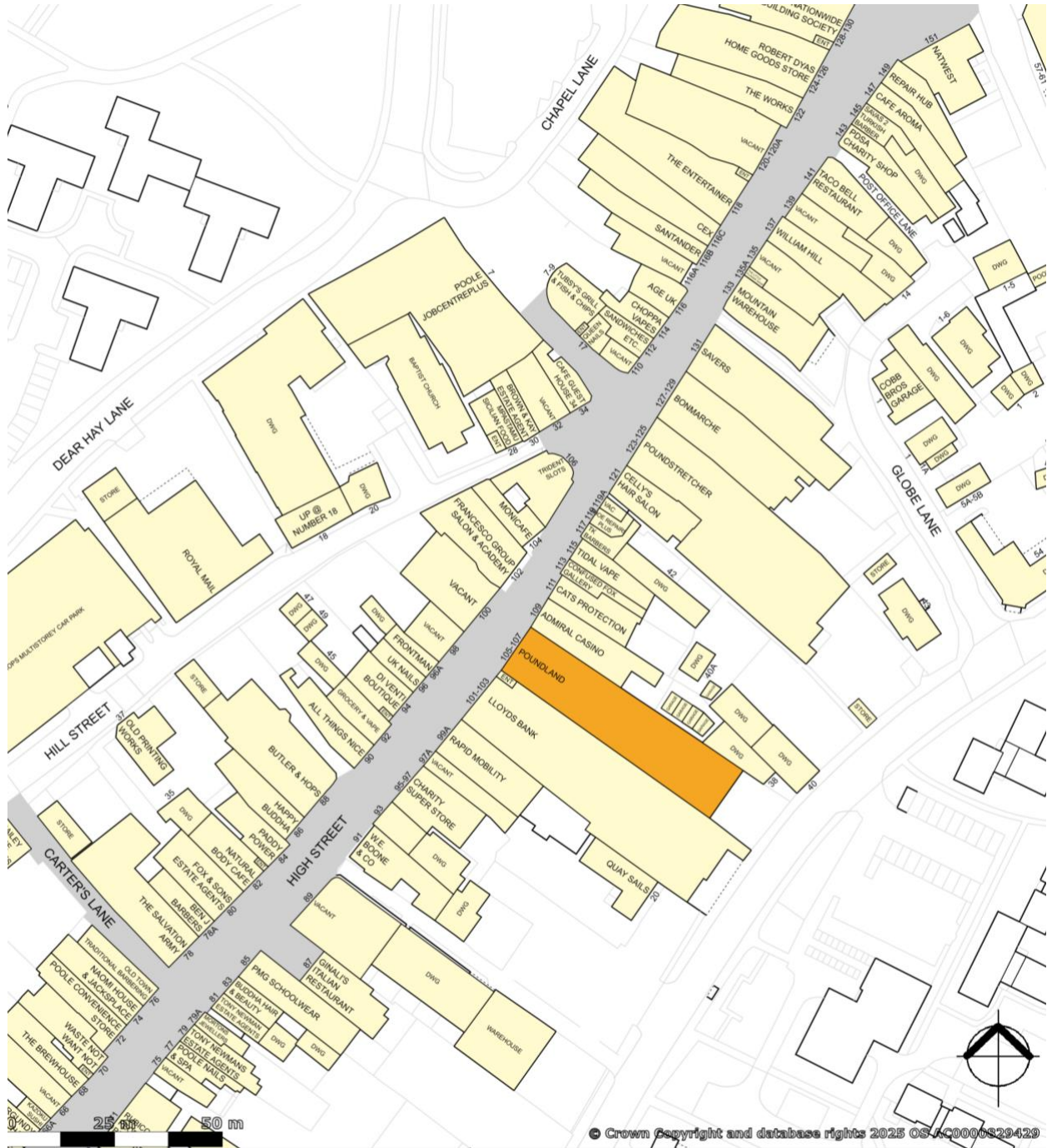
For further information or arrangement to inspect, please contact the sole agent:

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SUBJECT TO CONTRACT



Misrepresentation Act

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